

CONCEPTUAL ARCHITECTURAL REUSE ANALYSIS OF
FRANKLIN SCHOOL
925 13TH STREET, NW
WASHINGTON, DC 20005

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SUMMARY

The Benjamin Franklin School is a National Historic Landmark. This Federal program recognizes nationally significant historic places which possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Only three other District of Columbia-owned buildings have been accorded this honor: the Old City Hall, Saint Elizabeth's Hospital, and the John Philip Sousa Junior High School.

The Franklin School opened in 1869 as the flagship building of a group of seven modern urban public school buildings constructed between 1862 and 1875 to house, for the first time, a comprehensive system of free universal public education in the capital of the Republic. It was hoped that this new public school system would serve as a model for the nation as the need to provide equal educational opportunities for all Americans was recognized as essential to the survival of a democratic society. Franklin School served as a laboratory in which public school programs were first developed, including the concepts of grading, curriculum, vocational education, high school, and professional training and standards for teachers.

The building was designed by noted German-born architect Adolph Cluss in the modern Renaissance aesthetic with its origins in the German Rundbogenstil. Cluss's "round arch" style used varied rhythms of repetitive architectural elements, brick masonry, and polychromy to achieve monumental architecture without the dominant use of more expensive stone. This style is very different from that of the French Second Empire style of same period. The architectural contributions of the mid-century German political emigrants have profoundly influenced American culture and are only now beginning to receive the scholarly attention which they deserve.

In the 133 years since Franklin School was first occupied, many alterations have occurred, however the basic original architectural layout and original building materials remain behind many layers of later additions, which are removable.

For all of these reasons, the property deserves a new life that complements its noble history. **A cultural or educational use that can respect and enhance the architectural significance of the building is most appropriate.** Locating certain building elements (elevators, fire stairs and restrooms) outside of the historic school, in the rear yard, would allow a more accurate restoration of the building interior. The City should strongly consider retaining the building for an appropriate use, or leasing it to a group who would be responsible stewards.

Simplified existing conditions first and third floor plans follow this page and illustrate the layout of the building. A matrix comparing four potential uses: cultural/educational, office, hotel and residential, concludes this summary.

INTRODUCTION

Fetterman Associates, historical architects, was contracted by the DC Office of Planning to conduct a brief conceptual architectural reuse analysis for the historic Franklin School at 925 13th Street, NW, Washington, DC 20005. Fetterman Associates retained Tanya Edwards Beauchamp, architectural historian, to aid this effort. Work included reviewing the Historic Structures Report (HSR), the National Historic Landmark (NHL) application, the building's present condition, the DC historic designation of the building, and the proposed DC historic designation of the building's interior. Meetings were held with the DC Office of Planning, DC Historic Preservation staff, the National Park Service and the National Trust for Historic Preservation. Tours of the building were conducted for interested parties including the National Park Service, the DC Marketing Center, Goethe Institute, Smithsonian Institution, and Sumner School staff.

Fetterman Associates next prepared conceptual architectural floor plans for four uses requested by the Office of Planning: Cultural/Educational Use, Office Use, Hotel Use, and Residential Use. Two schemes were created for each use except Residential; one scheme stayed approximately within the historic school building envelope, and the other scheme grew into the rear yard behind the Franklin School building. Approximate figures were compiled for gross square footage, rentable square footage, and hotel guest rooms/residential units. Very rough construction costs were proposed for each use. Preservation concerns of each option were noted, important building elements worthy of preservation listed, and a recommendation for a future building use proposed. A report containing the above information follows, and the highlights of this effort are outlined in a four-page summary that contains a page of text, two plans and a matrix.

Marc Fetterman and Tanya Beauchamp worked from 1992 - 1996 on the Historic Structures Report and the National Historic Landmark application for this building, and both now serve the DC Preservation League as co-chairs of the Historic Schools task force.

SIGNIFICANCE OF BUILDING

FRANKLIN SCHOOL (BENJAMIN FRANKLIN SCHOOL BUILDING)

Lot / Square	Lot 808, Square 285
Construction Dates:	1865-69
Architect:	Adolph Cluss
Location:	925 13 th Street, N.W., Washington, D.C. 20005. Southeast corner of 13th & K Streets, NW, principal facade faces west on 13th Street toward Franklin Square. The north facade abuts a K Street service lane and an alley runs along the south side.
Area of Site:	14,946 sq ft, entire original building site. This includes a 4,736 sq. ft. rear yard along the east boundary of the site from K Street to the alley.
Grade of Site:	Slopes steeply south from K Street toward the alley. Fully daylight basement with access through areaway at north and with south fully at grade. The brick-paved and landscaped rear yard is level, with full access to all parts of the building.
Footprint of Building	Approximately rectangular, 148' on 13th Street and 79' on K Street.
Foundation:	Bluestone.
Height of Building:	A dominant 78' high, mansard roofed, five-bay central pavilion is flanked by 66' high, flat roofed, two-bay wings to the north and south.
Facade Composition	The facade is bilaterally symmetrical with separate entrances, reflecting the segregation of boys and girls, which link the wings with the central pavilion. Rising 112 feet in height above the northwest and southwest corners of the central pavilion, projecting octagonal bell towers crowned with finely detailed cupolas frame the center of the 13 th Street facade. There are six towers in total, which comprise one of the dominant design features of the building and house ventilation flues. Six chimneys with decorative corbeled brick chimney pots rise above the mansard roof, three to the north and three to the south. All six towers are crowned with high domed painted metal roofs and terminate in flamelike gold leafed finials. The chimney roofs are similarly finished with painted metal roofs and gold

leafed finials. The mansard roof crowning the center pavilion is covered with green and blue slate laid in geometrical patterns typical of the period. An intermediate decorative dormer, tripartite with broken pediment is surmounted by a colossal bust of Benjamin Franklin. Cast iron cresting crowns the mansard roof.

Exterior Design

First and second floor windows are 4-1/2' wide x 9' high with round-Details:headed arches and 16/12 light double hung wooden sash. The upper sash muntins are arched and have irregular ornaments above each pair of arched upper lights. Projecting round-arched brick cornices and cast iron hood molds cap the windows. The five third floor central pavilion windows (5' wide x 14' high) are essentially 4/4 light double-hung wooden sash with arched upper sash muntins surmounted by circular tracery. These windows are crowned by segmental-arched brick cornices and hood molds. Third floor windows on the side wings are 16/12 light double-hung wooden sash with arched upper sash muntins and flat lintels without iron ornaments. Above the third floor windows is a decorative belt composed of one corbeled brick course, three flat rows, and three more corbeled courses. In the frieze course above are the words "Franklin School". The elaborate cornice is of numerous heavily corbeled brick and iron arches. The six-bay north and south facades of the school are similar in design to the front but with the windows arranged in two groups of three.

Exterior

The exterior of the building was carefully restored in 1990 - 1991 and is in Current Conditions: excellent condition, needing only what should have been normally scheduled maintenance, such as caulking and painting the window sash, doors, and other trim.

Structure:

The design of the building is based upon a system of three brick masonry vertical structural units stabilized laterally on each floor by a series of brick arches sprung at the mid-point of the structural walls. These are linked internally by two separate monumental stair and corridor units running west to east (front to rear). There are no lateral corridors. Interior as well as exterior brick masonry structural walls of the north and south classroom units are approximately 2' - 0" thick at grade, providing a stable and fire resistant vertical classroom envelope. The decorative pressed brick facades on 13th & K Streets add an additional 4" wall thickness on the west and north. The interior structural walls of the central classroom unit are 1' - 8" thick at grade, also providing, with lessened structural requirements, a stable and fire resistant vertical classroom envelope. Within all individual classrooms the cloakroom partitions were also of brick masonry construction, arched to accommodate the teacher's alcove and stacked so that each supported the one above. The corridor and stair units are constructed with floors supported by plastered segmental brick arches sprung between rolled iron beams. This is a method of fire resistant construction typically used by Cluss. Marble corridor floors and cast iron

staircases contributed to the fire resistant construction, as did the slate and metal roofs.

Structure

Most original structural components remain intact and in good condition
Current Condition: with the exception of some problems caused by the nonalignment of columns and beams that replaced cloakroom walls in the north and south classroom wings, the partial removal of a wall to install an elevator, the weakening of some woods floors due to previous warehousing of school books on the third floor, and poor connections in some main roof attic wood trusses.

Original
Interior Plan:

The basement originally contained two 67' by 34' playrooms, each located directly below the classrooms in the north and south wings. Furnaces and other utilities were located beneath the fire resistant entrance stair halls, with the remaining central space allocated to janitor's rooms and work spaces. A frame water closet structure, now demolished, was originally located in the rear yard of the building. Six 27' x 34' classrooms, each 15' high, are located on the first and second floors, two within each structural unit. Each was entered through a cloakroom rather than directly from the corridor. In the central bay the cloakrooms were back to back with doors into both stair halls. This ingenious arrangement allowed these classrooms to be assigned to either the boys' or the girls' school, according to demand, simply by opening and closing cloakroom doors. A library was located on the second floor over the north front entrance and an office for the school superintendent on the second floor over the south front entrance. The third story contains two 54' x 34' grammar school rooms, each with a large cloak room and teachers room at the east end. The Great Hall, 48' x 66' and originally 34' high, is located in the center section beneath the high mansard roof. A Recitation Room behind the Great Hall is the same height as the other classrooms. Above it there was originally another room of the same size and a music gallery, 24' x 7', used on festive occasions in connection with the Great Hall.

Existing
Interior Plan:

In the 133 years since Franklin School was first occupied, many alterations have occurred, however the basic original architectural layout and original building materials remain behind many layers of later additions, which are removable. In the beginning the building was treated with great respect as alterations were made to accommodate new educational uses. On both the first and second floors, doors similar to original doors were cut through the center of the cloakroom party walls to facilitate direct access between the center bay classrooms. This probably occurred when the school was no longer separated by gender. New doors, molding, and graining replicated the original. As time went on, and the building was increasingly occupied by the Board of Education for office rather than school use, more significant alterations occurred. All of the teacher's alcoves were removed together with complete or partial removal

of most cloakroom walls. All blackboards were either painted over or removed. Connecting doors were cut through party walls between classrooms. Some were finished with molding replicating the profile of original door molding while others were more haphazard. New partitioning was introduced which did not complement the architectural character and integrity of the building. Wires, cables, pipes and other accompaniments of modernization were installed without regard for the original fabric, as were many cost-efficient repairs and solutions to meet new building codes. In spite of all this, a surprising amount of original fabric has been preserved simply by being left in place or covered over. The two grammar school rooms and Great Hall on the third floor have been substantially altered. The original ceilings and cornices have been demolished and the ceilings lowered in all three rooms. In the grammar school rooms the original cloakrooms, including teacher's alcove and other minor walls, have almost entirely been demolished, new walls have been added, and new doors cut. The cloakroom entrances, originally up a separate flight of stairs from the landings of the main stairs between the second and third floors, have been demolished and sealed over, creating niches for water coolers. Columns which originally stood at the midpoint of each long wall in both classrooms, visually breaking up the very large space, have been removed. These columns appear in one of the circa 1899 Frances B. Johnston photographs of the normal school. As early as 1878 the decision was made to alter the Great Hall, giving up the assembly room to accommodate a trial of the new academy system of teaching without the need to construct a new building. The paneled ceiling and stuccoed cornice were demolished. A new ceiling was hung from the original timber framing of the roof, lowering the ceiling of the Great Hall 11' below its original level. This new structure was floored over on top to provide attic storage space. The clerestory windows, music gallery arch, and upper portion of the fresco were left behind in the new attic space, where they remain today, relatively unchanged. The proportions and lighting of the magnificent Great Hall were altered; its architectural integrity reduced along with its original use. Portions of the original fresco in the altered Great Hall have been uncovered and recorded as part of the 1993 Historic Structures Report. This fresco is an important architectural component of the building.

Interior
Current Condition:
site

The condition of the interior was extensively recorded in a 1994 Historic Structures Report (HSR) available from the Office of Planning. A recent

visit revealed that only minimal changes have taken place since then, the most serious being additional spalling of plaster and paint due to freezing and thawing of the unheated building during several winters. The roof was not inspected but no water leaks were apparent. The HSR included a detailed inventory of original fabric remaining in the building, recording and evaluating the type, quantity, location, and condition of original

building components. This was supported with both historic and existing conditions photographic documentation and plans, drawings of original details, analysis of original interior finishes, original drawings and architectural description by architect Adolph Cluss, and additional archival research including those records archived at the Charles Sumner School Museum and Archives. In addition, (1) a report on the condition of the main roof with recommendations for repairs to the main roof truss system was prepared by Robert Theobald Associates, structural engineers; (2) all visible asbestos, including pipe wrap and asbestos vinyl tile, was removed; (3) holes were cut to permit the structural engineers to assess load bearing impacts on the floors; and (4) the “Franklin School Auditorium Interior Paint Study” with recommendations for the restoration/replication of the Great Hall frescoes was prepared by Paul A. Baumgarten & Associates, Inc., Architectural Conservation Services.

Exterior	Franklin School was included in the District of Columbia’s original Historic Designation: Inventory of Historic Sites on November 8, 1964, and was listed in the National Register of Historic Places on April 11, 1973. Franklin School, together with the Old Post Office, and the Old City Hall were the initial projects of Don’t Tear It Down, the predecessor organization of the D. C. Preservation League, and the preservation of these buildings was considered of equal importance. Located in the Downtown Urban Renewal Area, all alterations of the existing building, its demolition, and any new construction on the site are subject to review under Section 106 of the National Historic Preservation Act of 1966 with the National Capital Planning Commission (NCPC) as the lead agency. Before the property is sold to a private owner, the NCPC must certify that no feasible DC or Federal use can be found for the building. If the Franklin School is transferred to a private owner all alteration, demolition, and new construction are subject to review by the DC Historic Preservation Review Board under DC Law 2-144, the Historic Protection Act. The 1990 exterior restoration was carried out in strict compliance with the Secretary of Interior’s Standards for the Treatment of Historic Properties and must not be altered in any substantial way.
Interior Pending Historic Designation:	An historic designation application for the building’s interior has been filed by the D. C. Preservation League and is pending. All of the above exterior strictures apply both while the application is pending and if it is designated and must be considered when planning development alternatives.
National Historic Landmark:	The Secretary of the Interior designated the Franklin School a National Historic Landmark on June 19, 1996. National Historic Landmarks are nationally significant historic places which possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Only three other District of Columbia owned buildings have been accorded this

honor: the Old City Hall, Saint Elizabeth's Hospital, and the John Philip Sousa Junior High School.

The Franklin School was the flagship building of a group of seven modern urban public school buildings constructed between 1862 and 1875 to house, for the first time, a comprehensive system of free universal public education in the capital of the Republic. It was hoped that this new public school system would serve as a model for the nation as the need to provide equal educational opportunities for all Americans was finally recognized as essential to the survival of a democratic society.

Franklin School served as a laboratory in which present public school programs were first developed, including the concept of grading and curriculum, vocational education, high school, and professional training and standards for teachers. The first superintendent of schools, Zalmon P. Richards, was housed in Franklin where he could participate directly and effectively in the development of teaching programs. The school interacted prominently with the extended community, including the Smithsonian Institution and the new Corcoran School of Art, through public lectures, musical programs and exhibition of student art work.

A new building type, the multi-class urban public school, was developed to house the new school system. The architect chosen for this task was German-born Adolph Cluss who had emigrated to this country seeking political asylum and a new life after the failure of the 1848 revolution in Germany. Cluss, together with the Board of Trustees, developed a prototypical design for a multi-class urban public school building for the District of Columbia. Cluss designed in the modern Renaissance aesthetic with its origins in the German Rundbogenstil. This "round arch" style used varied rhythms of repetitive architectural elements, brick masonry, and polychromy to achieve monumental architecture without the dominant use of more expensive stone. This style is very different from that of the French Second Empire style of same period. The architectural contributions of the mid-century German political emigrants have profoundly influenced American culture and are only now beginning to receive the scholarly attention which they deserve.

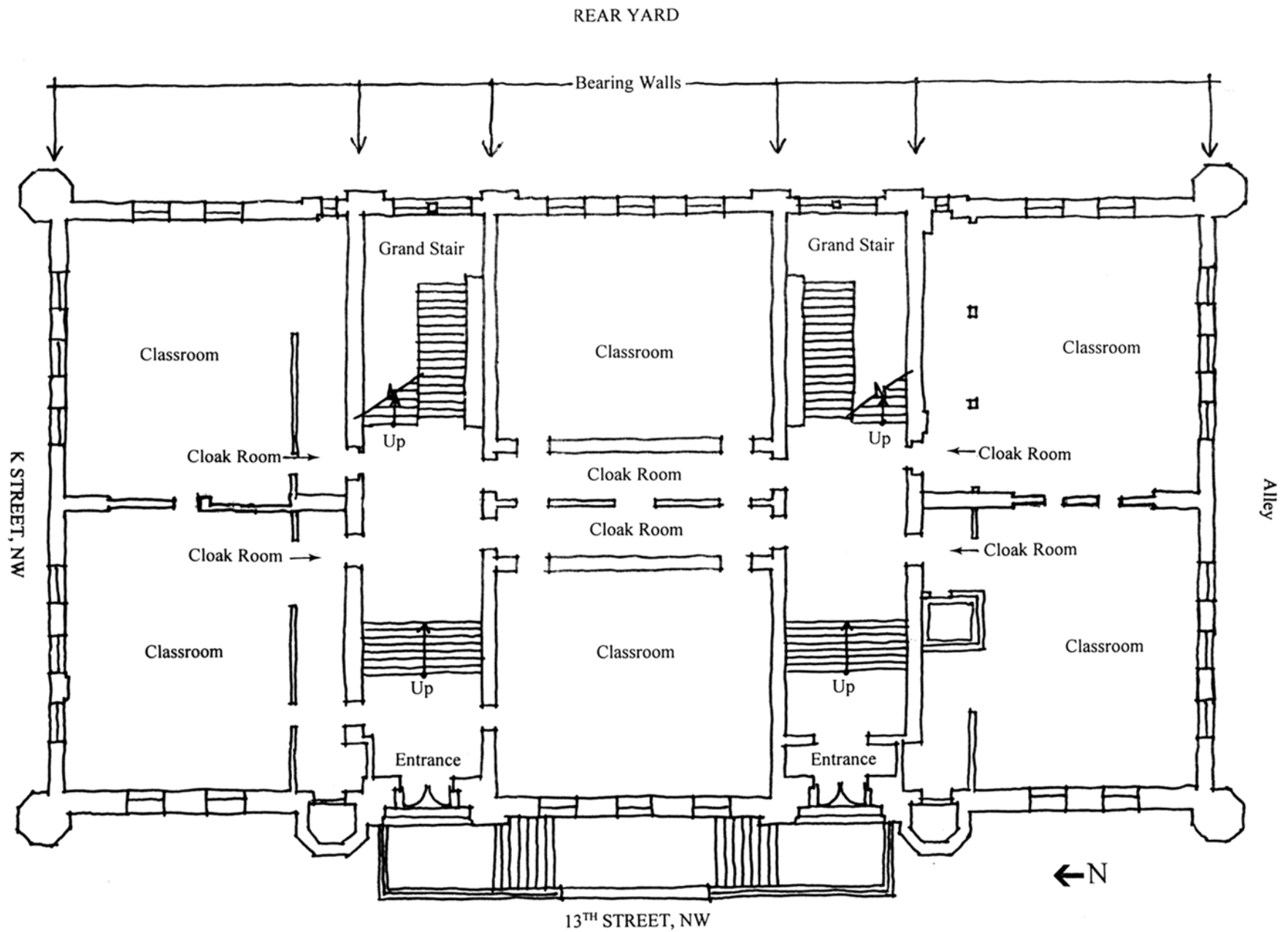
Preservation
Funding:

Designation as a National Historic Landmark and listing in the National Register of Historic Places qualifies owners for federal historic preservation funding, when funds are available, and federal investment tax credits for rehabilitation and other provisions may apply. In addition, the National Historic Landmarks Assistance Initiative works to ensure the longterm preservation of National Historic Landmarks by providing technical support and other services to owners, managers, and friends groups of National Historic Landmarks.

Save America's Treasures: Historic Preservation Fund Grants to Preserve Nationally Significant Intellectual and Cultural Artifacts and Historic Structures and Sites. These federal matching grants of \$250,000-\$1million for preservation or conservation of nationally significant historic structures are available to the District of Columbia Government, non-profit tax-exempt 501(c)(3) US organizations, and others. Deadline for FY 2002 was April 5, 2002. Application for FY 2003 should be considered in planning the reuse of this building.

Federal Historic Preservation Tax Incentives: One of the Federal government's most successful and cost-effective community revitalization programs, the Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing, and retail stores. Current tax incentives for preservation, established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47 [formerly Section 48(g)(1)]) include a 20% tax credit for the certified rehabilitation of certified historic structures, and a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936. For both credits, the rehabilitation must be a substantial one and must involve a depreciable building.

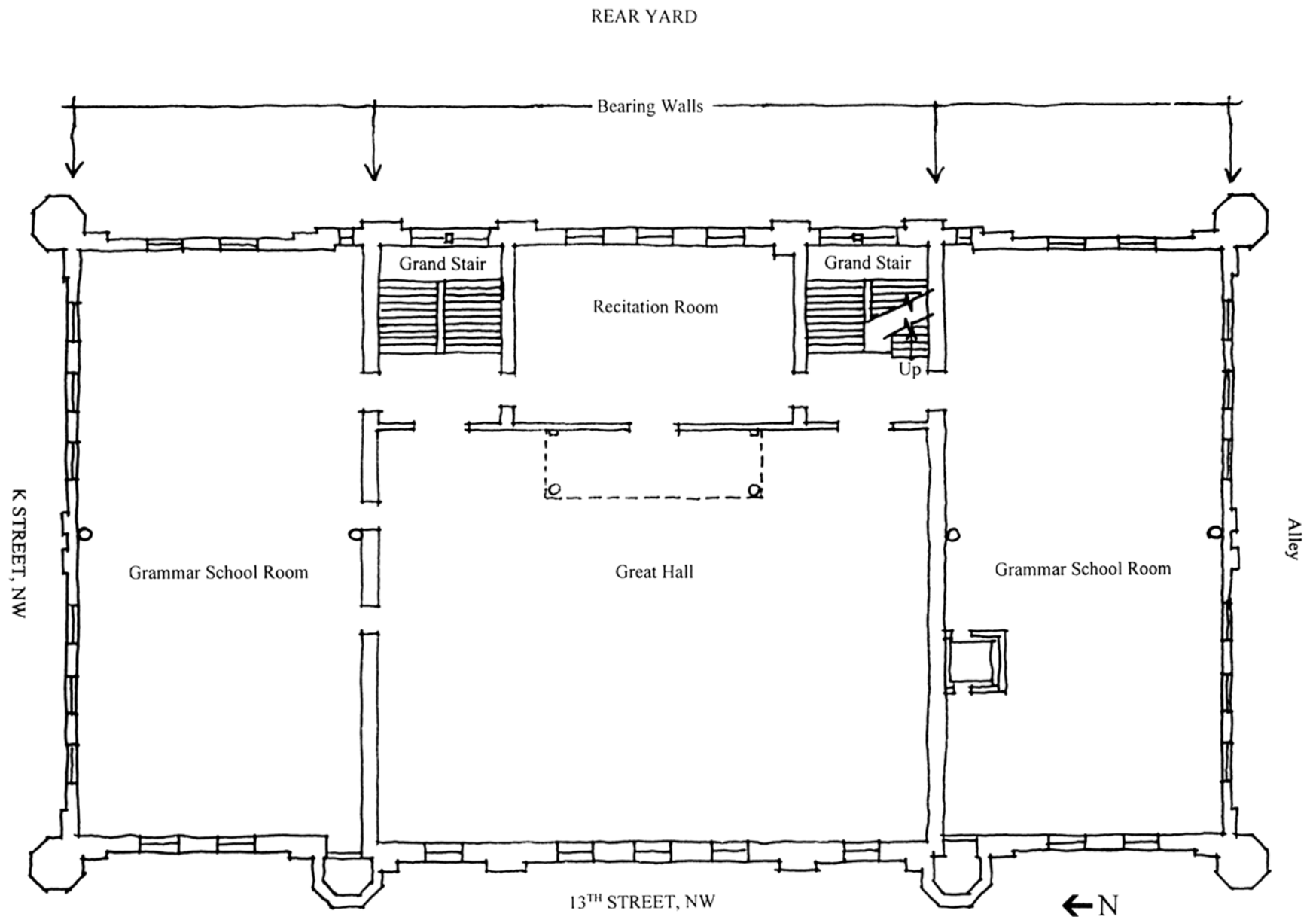
Work under both of these programs must be consistent with the historic character of the property. Although some alteration of the historic building will occur to provide for an efficient use, the project must not damage, destroy, or cover materials or features, whether interior or exterior, that help define the building's historic character. Projects must conform with the "Secretary of the Interior's Standards for Rehabilitation."



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

EXISTING CONDITIONS

FRANKLIN SCHOOL
FIRST FLOOR



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APRIL 12, 2002

EXISTING CONDITIONS

FRANKLIN SCHOOL
THIRD FLOOR

FRANKLIN SCHOOL REUSE ANALYSIS MATRIX

KEY:

- — Minimal impact on historic elements
- ◐ — Moderate impact on historic elements
- — Major impact on historic elements

KEY:

●

Minimal impact on historic elements

◐

Moderate impact on historic elements

○

Major impact on historic elements

Exterior

Structure

Great Hall

Grand Stairs

Interior interrelationships

Interior materials

USE	GROSS SQUARE FOOTAGE	RENTABLE SQUARE FOOTAGE	COST	HISTORICAL SENSITIVITY ¹						COMMENTS	
				Best to Worst							
CULTURAL/ ED USE Concept A	58,052	30,149	\$12,000,000	Best	●	●	●	●	●	◐	Best option to maintain National Landmark Status both through use and architectural impact.
CULTURAL/ ED USE Concept B ²	73,417	38,988	\$15,100,000	Best	◐	●	●	●	●	●	
OFFICE USE Concept A	55,464	30,717	\$ 9,000,000	Middle	●	●	◐	◐	◐	◐	Maintains classroom division of spaces. Great Hall could be meeting room or divided with mezzanine level and used for offices.
OFFICE USE Concept B ²	72,519	39,387	\$11,600,000	Middle to Best	◐	●	◐	●	◐	●	
HOTEL USE Concept A	53,716	22,861 32 rooms	\$11,200,000	Middle	●	●	●	●	○	○	Great Hall could be meeting room or restaurant. Guest rooms divide classroom layout. Maximum of only 40 rooms probably limits viability of hotel.
HOTEL USE Concept B ²	78,910	27,906 40 rooms	\$16,000,000	Middle	◐	●	●	●	○	○	
RESIDENTIAL USE ²	66,004	34,154 6 efficiency 25-1 bedroom 1-1 bedrm. loft 2-2 bedrm. loft	\$ 8,300,000	Worst	◐	●	○	◐	○	○	Units divide classroom layout. Great Hall divided into loft style units.

Notes:

¹ See Tab 10 for a more detailed explanation of elements of historical significance.

² These designs use major portions of the rear yard for some requisite modern facilities (i.e. elevators, stairs, restrooms, etc).

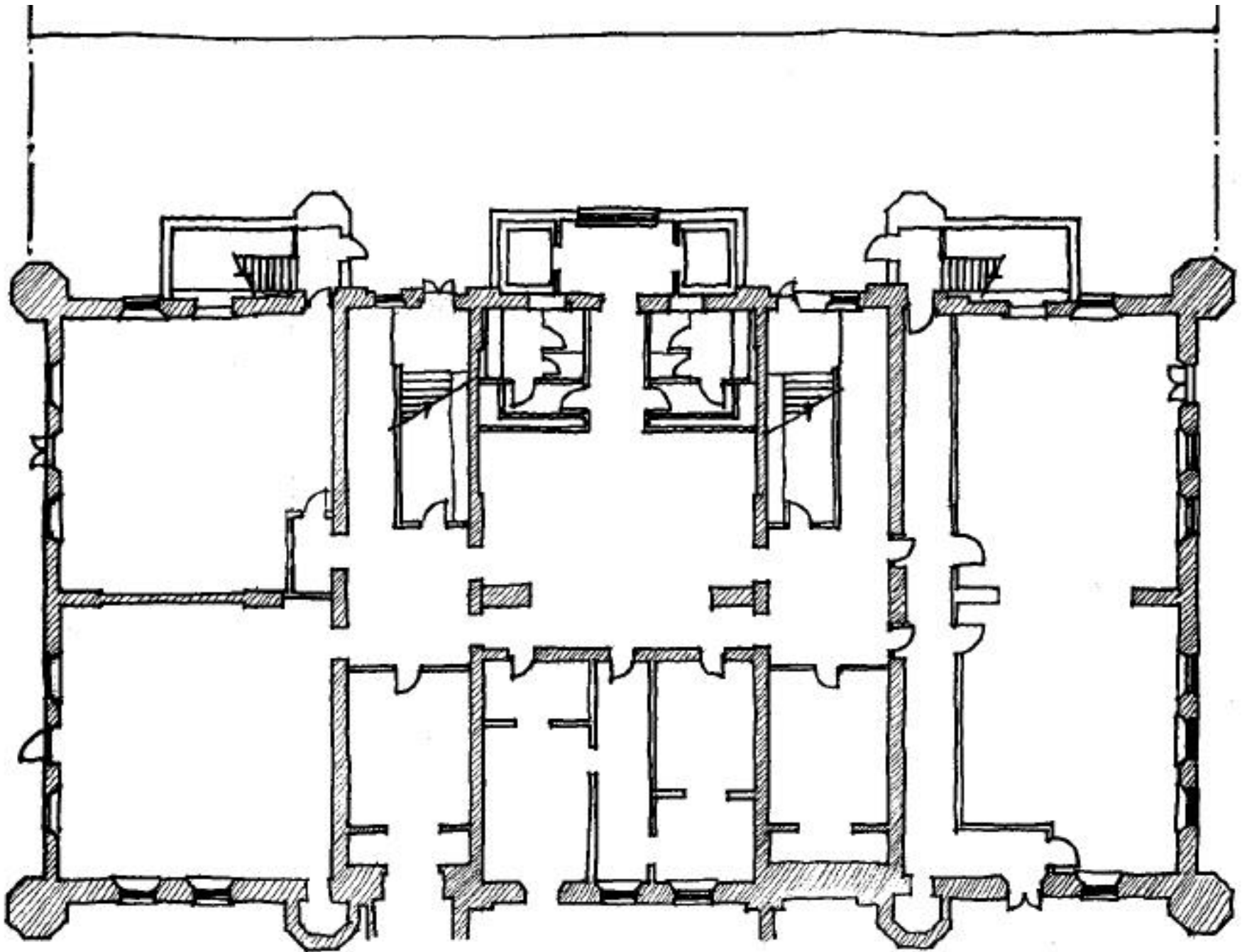
FRANKLIN SCHOOL
CULTURAL/EDUCATIONAL USE CONCEPT A

GROSS FLOOR AREA: 58,052 SQ FT
RENTABLE FLOOR AREA: 30,149 SQ FT

CONCEPTUAL COST ESTIMATE

CONSTRUCTION BREAKDOWN	TOTAL COST	UNIT COST/SQ FT
BUILDING CONSTRUCTION*	\$ 5,300,460	\$90
MECH., ELEC., PLUMBING	\$ 3,239,170	\$55
EXTERIOR PAINTING OF EXIST. BLDG.	\$ 60,000	LUMP SUM
ELEVATORS (2)	\$ 300,000	LUMP SUM
CONTINGENCY	\$ 1,779,926	20%
GENERAL CONDITIONS & FEE	\$ 1,334,945	15%
TOTAL	\$12,014,501	
TOTAL ROUNDED	\$12,000,000	\$204

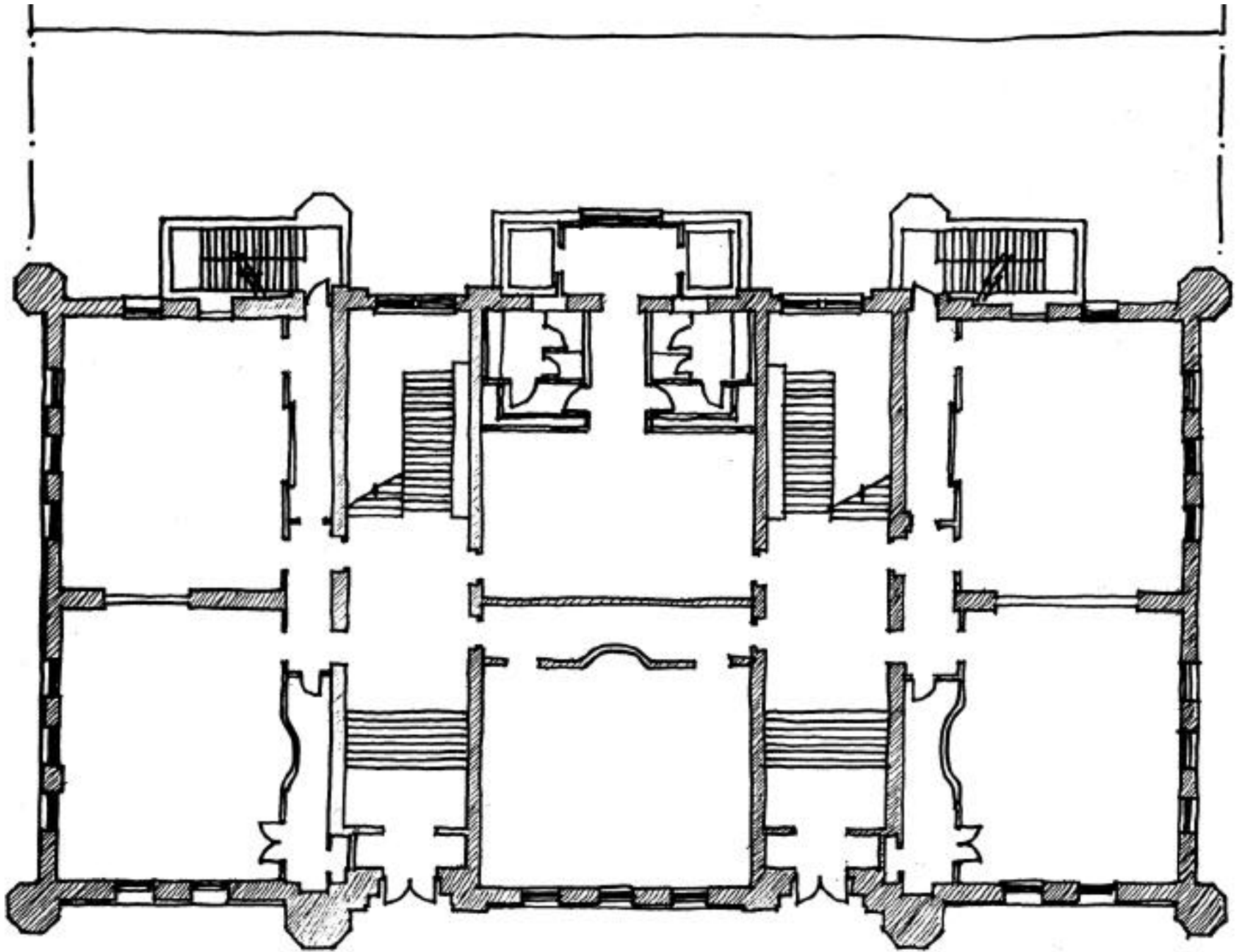
* Includes demolition, site work, structural repairs, interiors, etc. No furniture, fixtures and equipment included. No soft costs included (development, architect, engineer, permits, loans, etc.). All figures are conceptual and will vary upon development of the project.



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APRIL 12, 2002

OFFICE USE
CONCEPT A

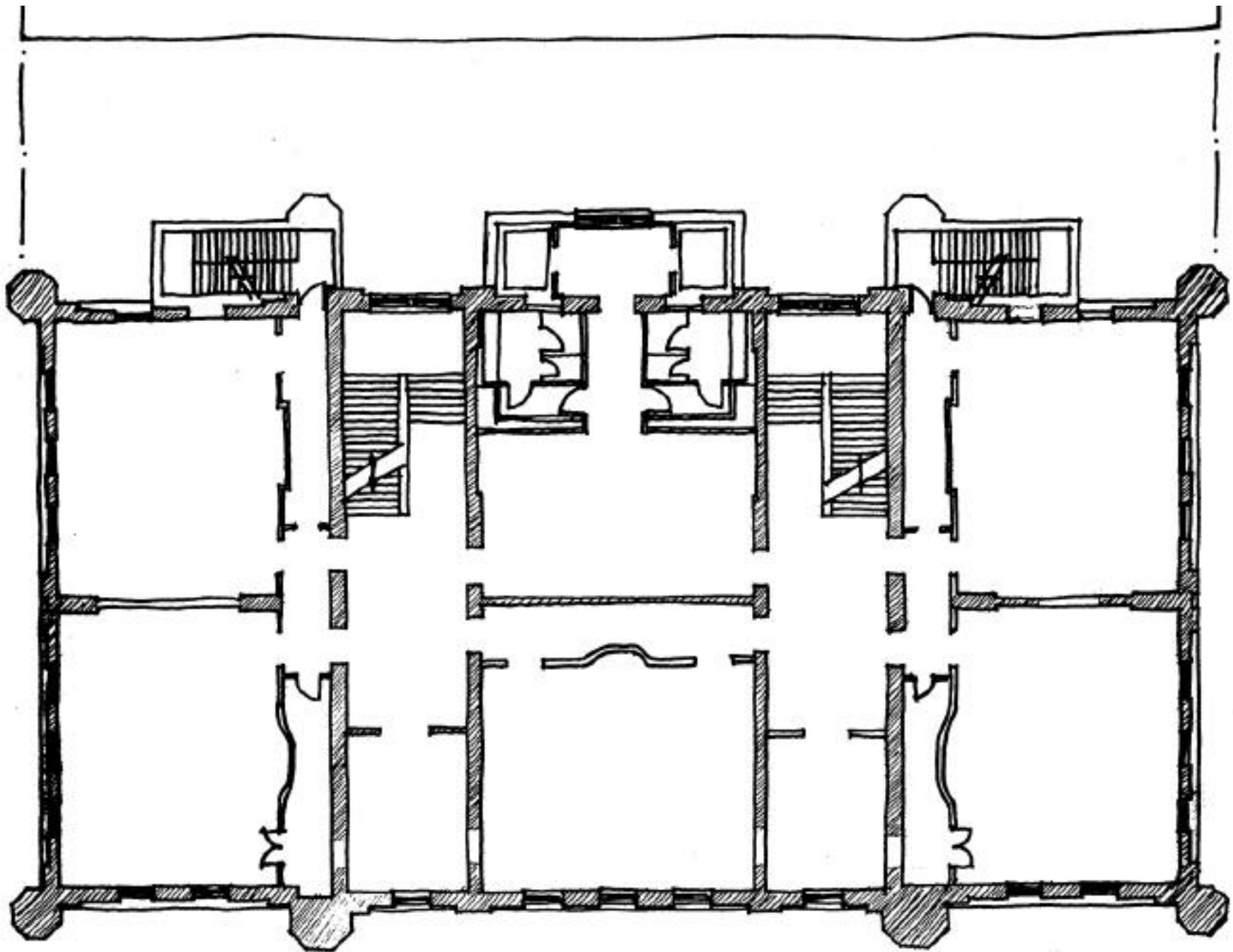
FRANKLIN SCHOOL
GROUND FLOOR



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APRIL 12, 20022002

OFFICE USE
CONCEPT A

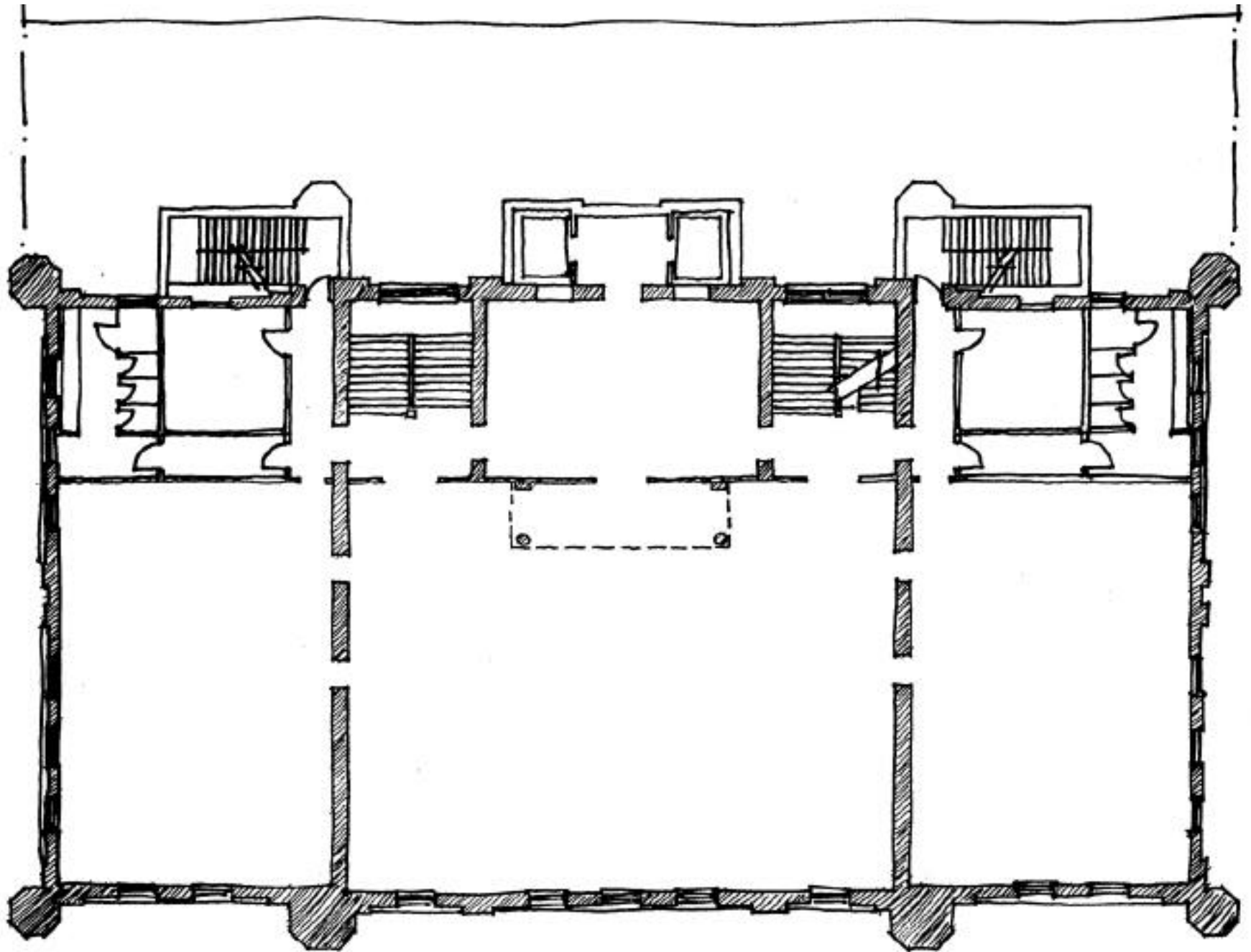
FRANKLIN SCHOOL
FIRST FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

OFFICE
CONCEPT A

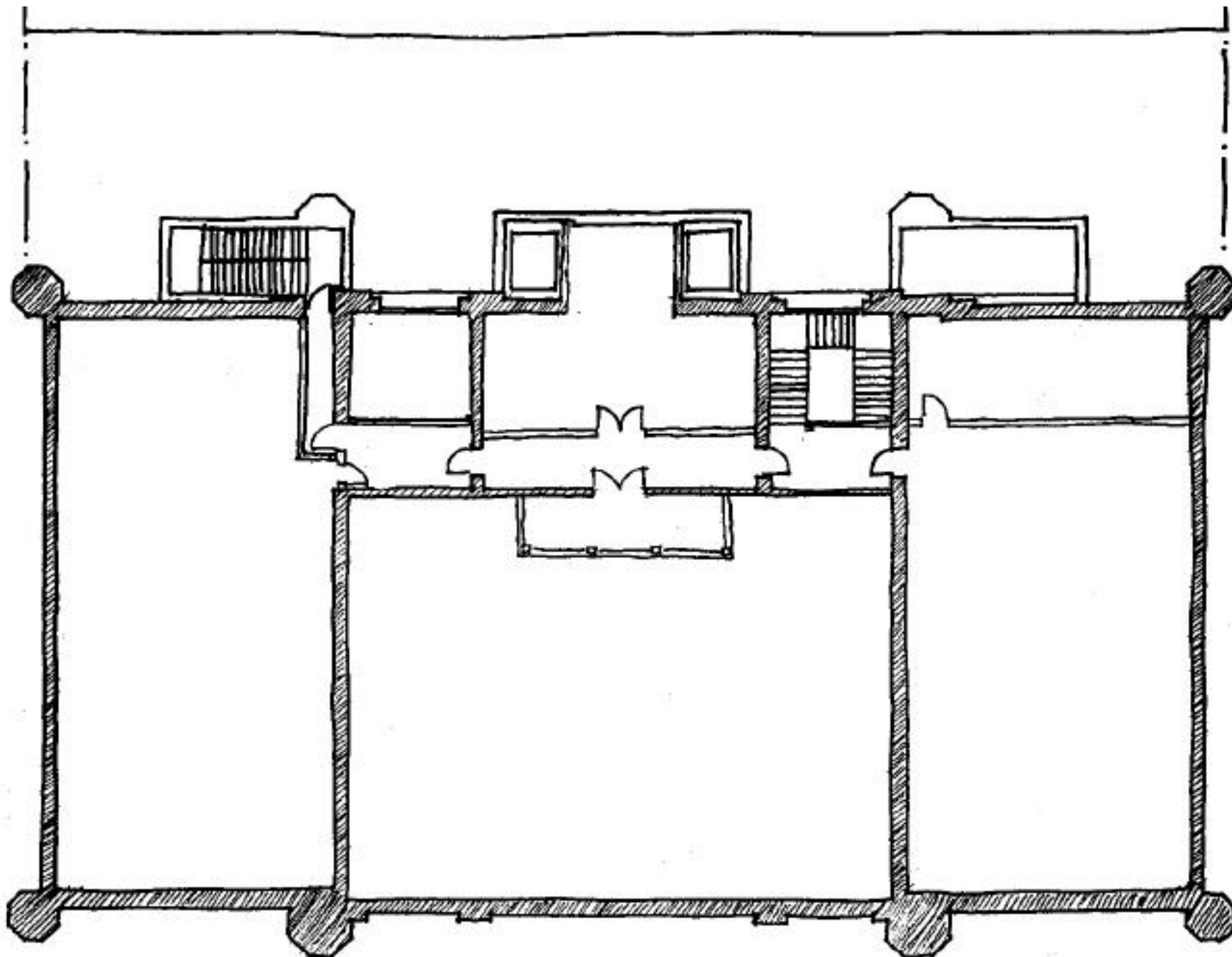
FRANKLIN SCHOOL
SECOND FLOOR



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APRIL 12, 2002

OFFICE USE
CONCEPT A

FRANKLIN SCHOOL
THIRD FLOOR



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APRIL 12, 2002

OFFICE USE
CONCEPT A

FRANKLIN SCHOOL
FOURTH FLOOR

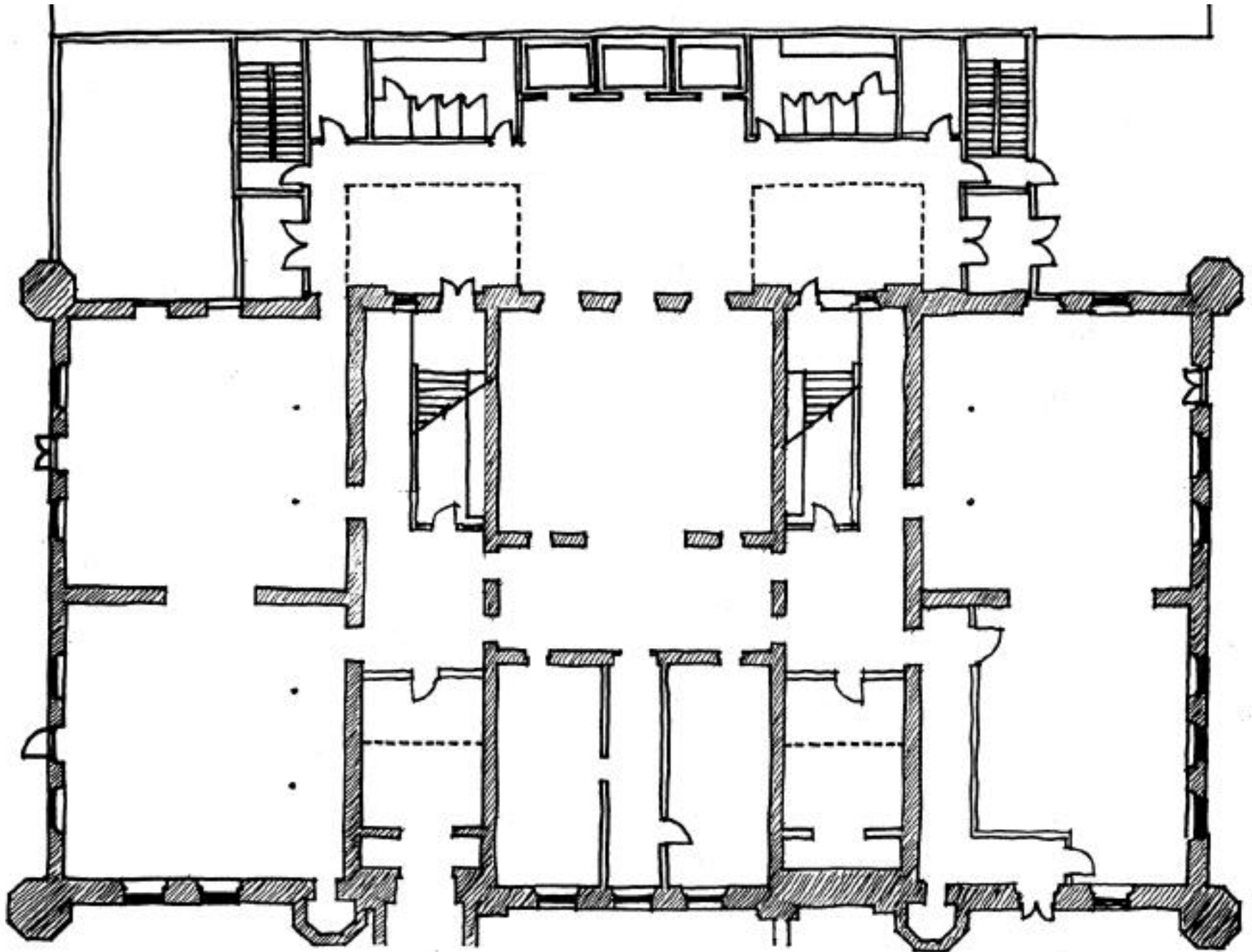
FRANKLIN SCHOOL
CULTURAL/EDUCATIONAL USE CONCEPT B

GROSS FLOOR AREA: 73,417 SQ FT
RENTABLE FLOOR AREA: 38,988 SQ FT

CONCEPTUAL COST ESTIMATE

CONSTRUCTION BREAKDOWN	TOTAL COST	UNIT COST/SQ FT
BUILDING CONSTRUCTION*	\$ 6,607,530	\$90
MECH., ELEC., PLUMBING	\$ 4,037,935	\$55
EXTERIOR PAINTING OF EXIST. BLDG.	\$ 60,000	LUMP SUM
ELEVATORS (3)	\$ 450,000	LUMP SUM
CONTINGENCY	\$ 2,231,093	20%
GENERAL CONDITIONS & FEE	\$ 1,673,320	15%
TOTAL	\$15,059,878	
TOTAL ROUNDED	\$15,100,000	\$205

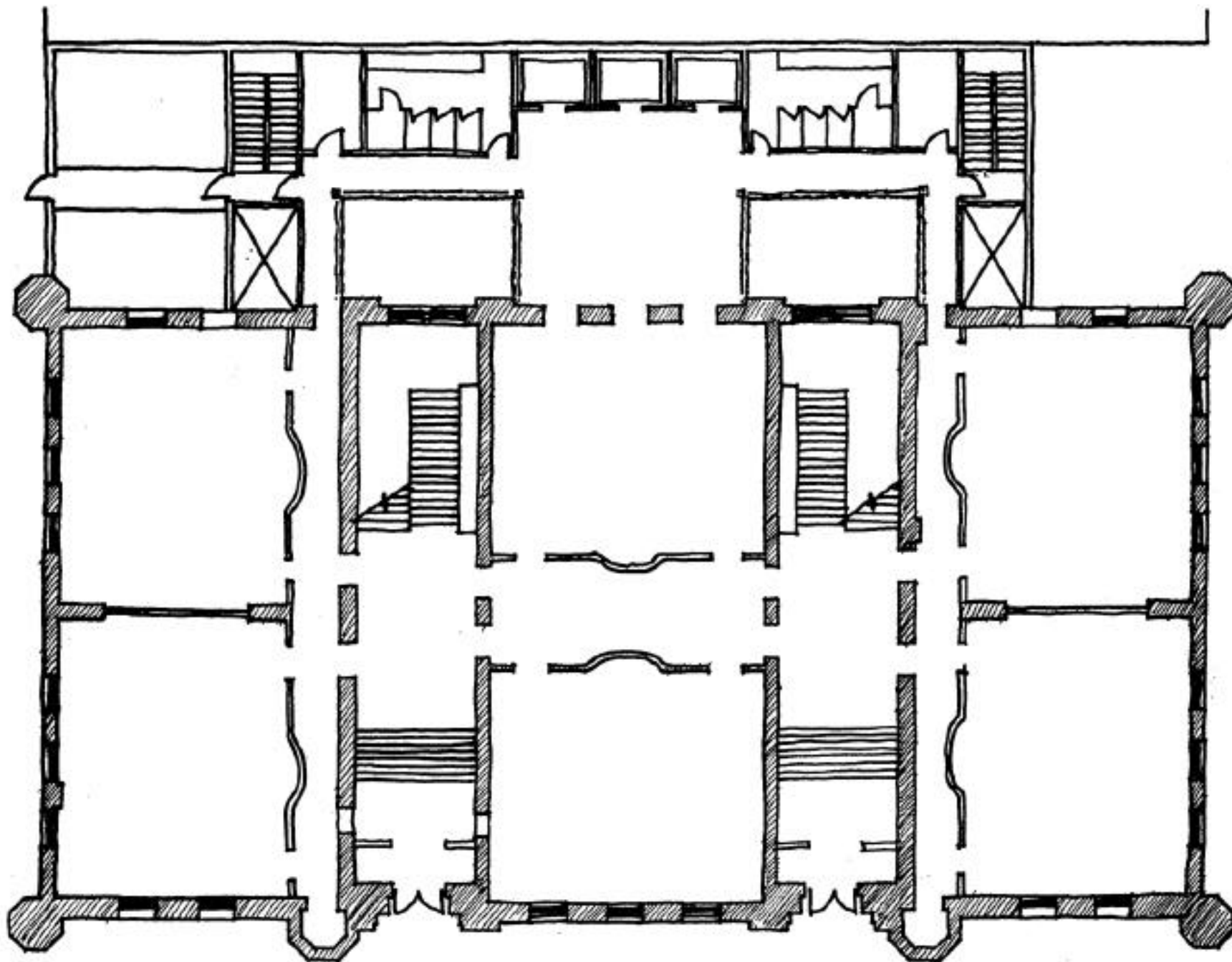
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FETTERMAN ASSOCIATES,
APRIL 12, 2002

OFFICE USE
CONCEPT B

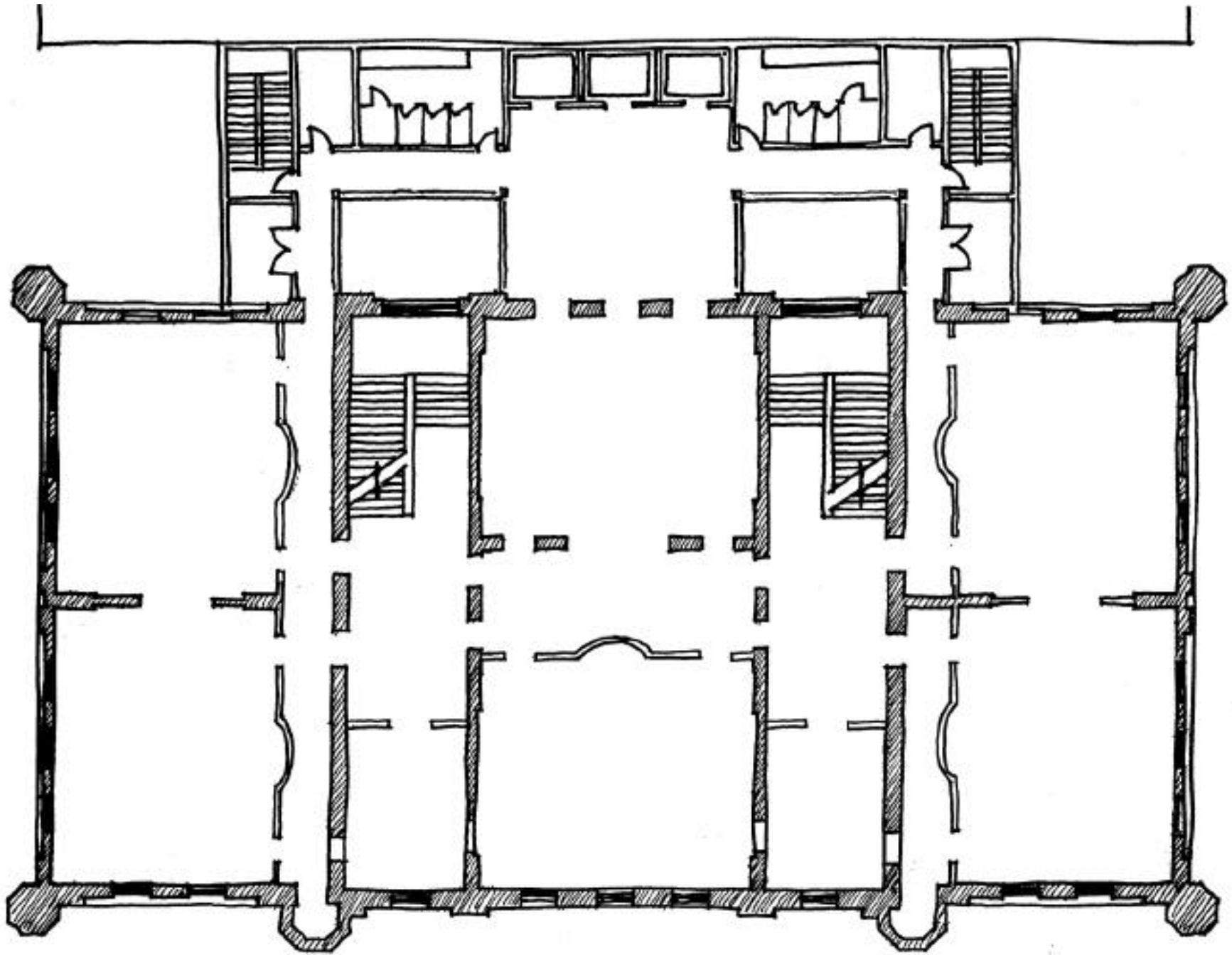
FRANKLIN SCHOOL
GROUND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

OFFICE USE
CONCEPT B

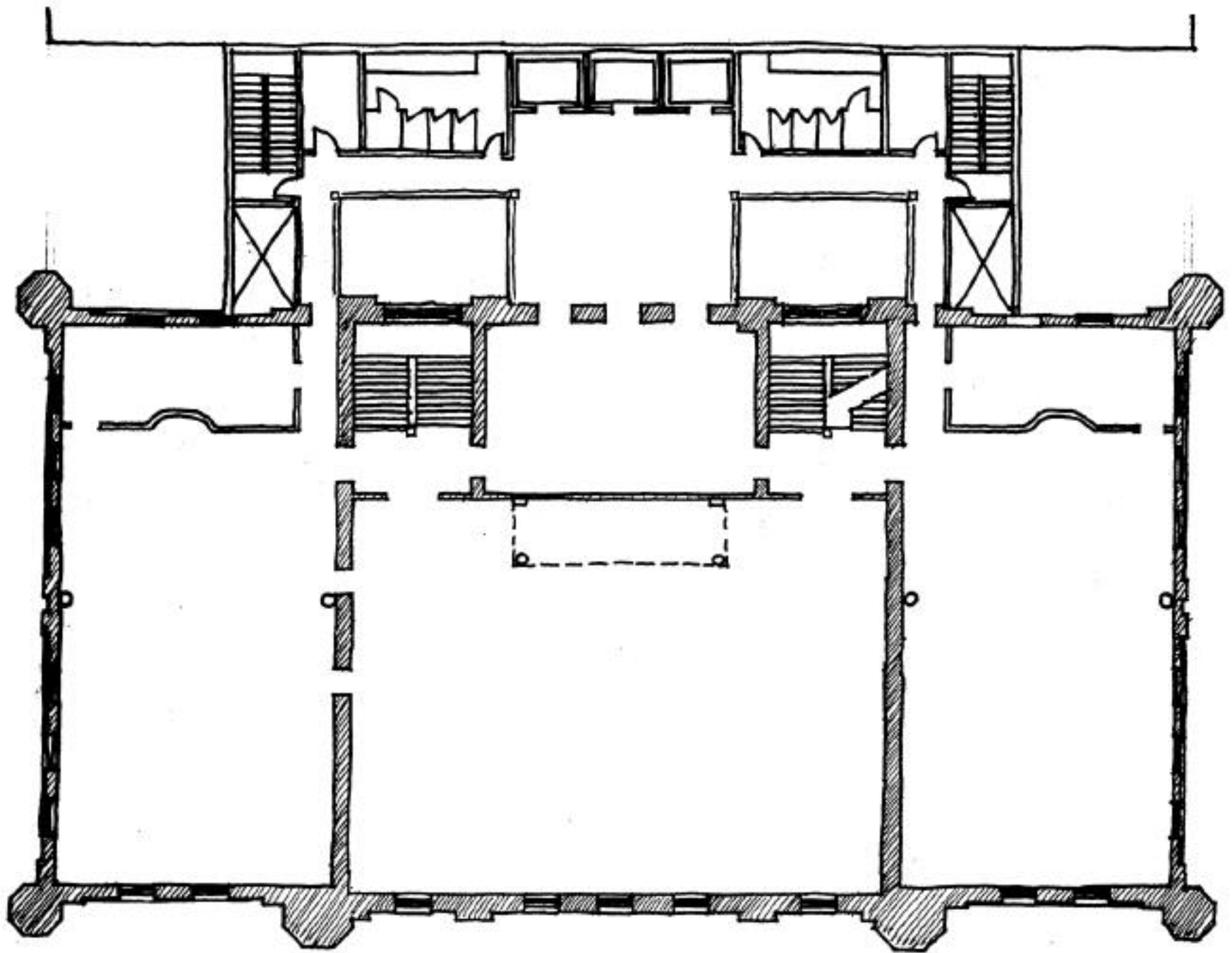
FRANKLIN SCHOOL
FIRST FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

OFFICE USE
CONCEPT B

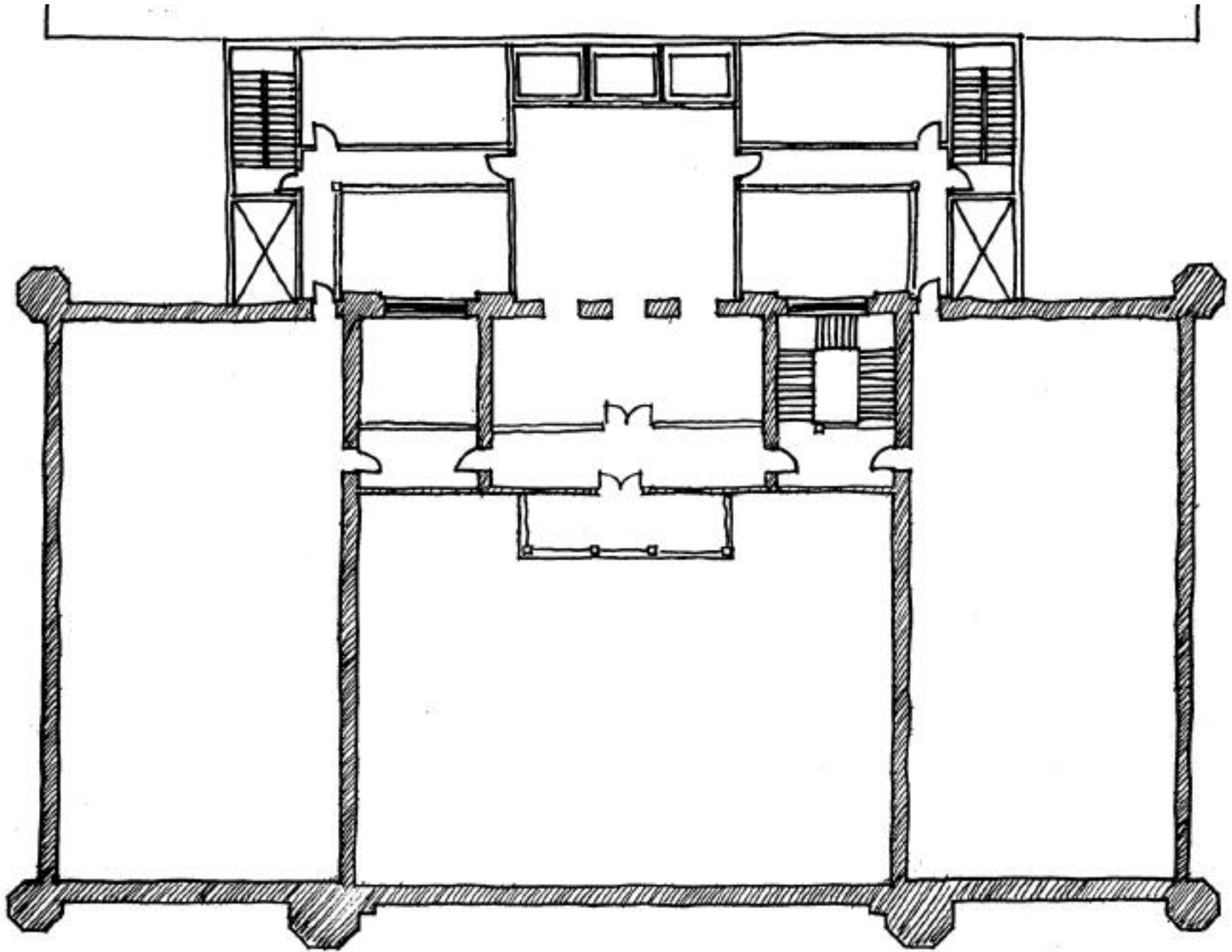
FRANKLIN SCHOOL
SECOND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

OFFICE USE
CONCEPT B

FRANKLIN SCHOOL
THIRD FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

OFFICE USE
CONCEPT B

FRANKLIN SCHOOL
FOURTH FLOOR

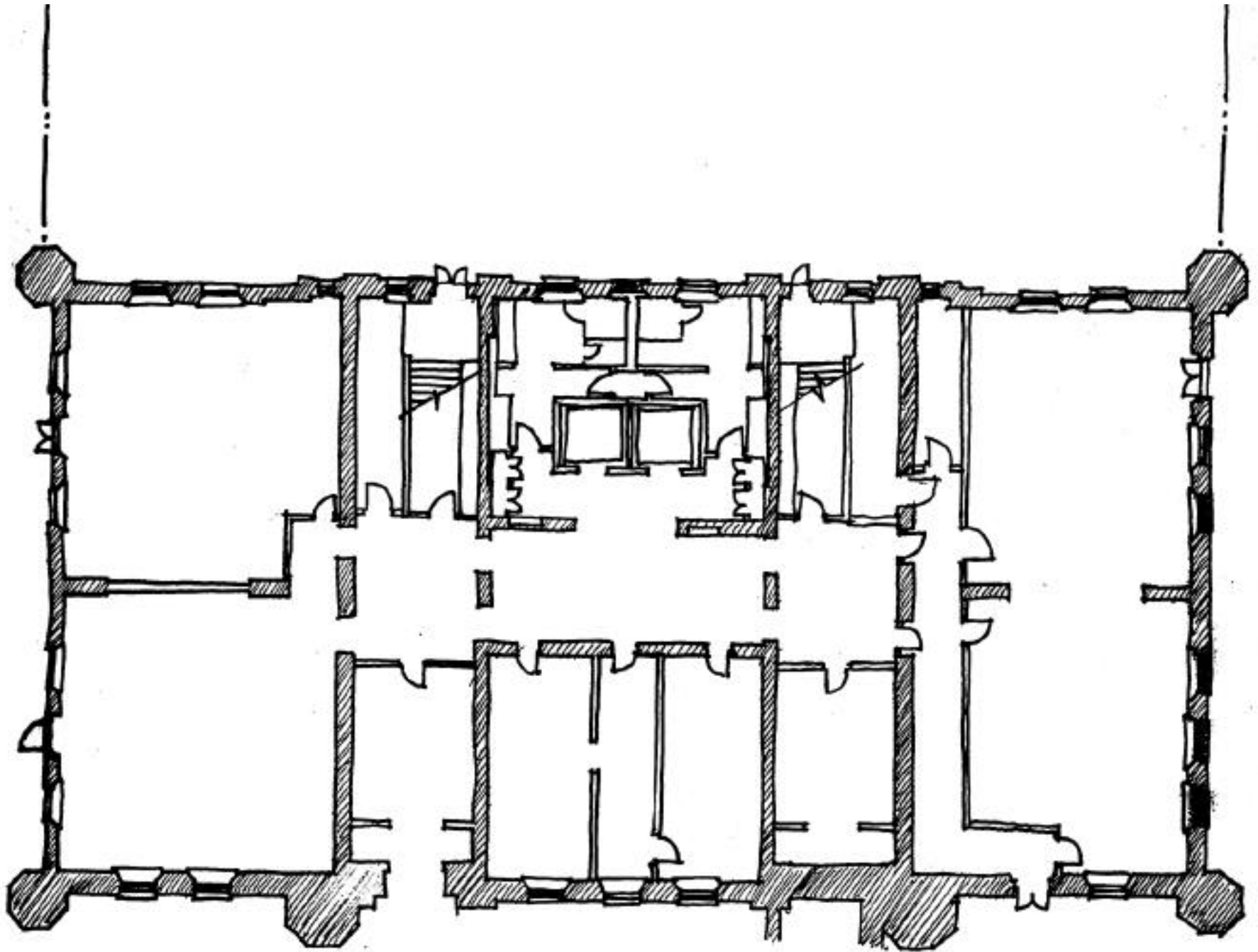
FRANKLIN SCHOOL
OFFICE USE CONCEPT A

GROSS FLOOR AREA: 55,464 SQ FT
RENTABLE FLOOR AREA: 30,717 SQ FT

CONCEPTUAL COST ESTIMATE

CONSTRUCTION BREAKDOWN	TOTAL COST	UNIT COST/SQ FT
BUILDING CONSTRUCTION*	\$ 3,660,624	\$66
MECH., ELEC., PLUMBING	\$ 2,495,880	\$45
EXTERIOR PAINTING OF EXIST. BLDG.	\$ 60,000	LUMP SUM
ELEVATORS (2)	\$ 300,000	LUMP SUM
CONTINGENCY	\$ 1,303,301	20%
GENERAL CONDITIONS & FEE	\$ 1,172,971	15%
TOTAL	\$ 8,992,776	
TOTAL ROUNDED	\$ 9,000,000	\$162

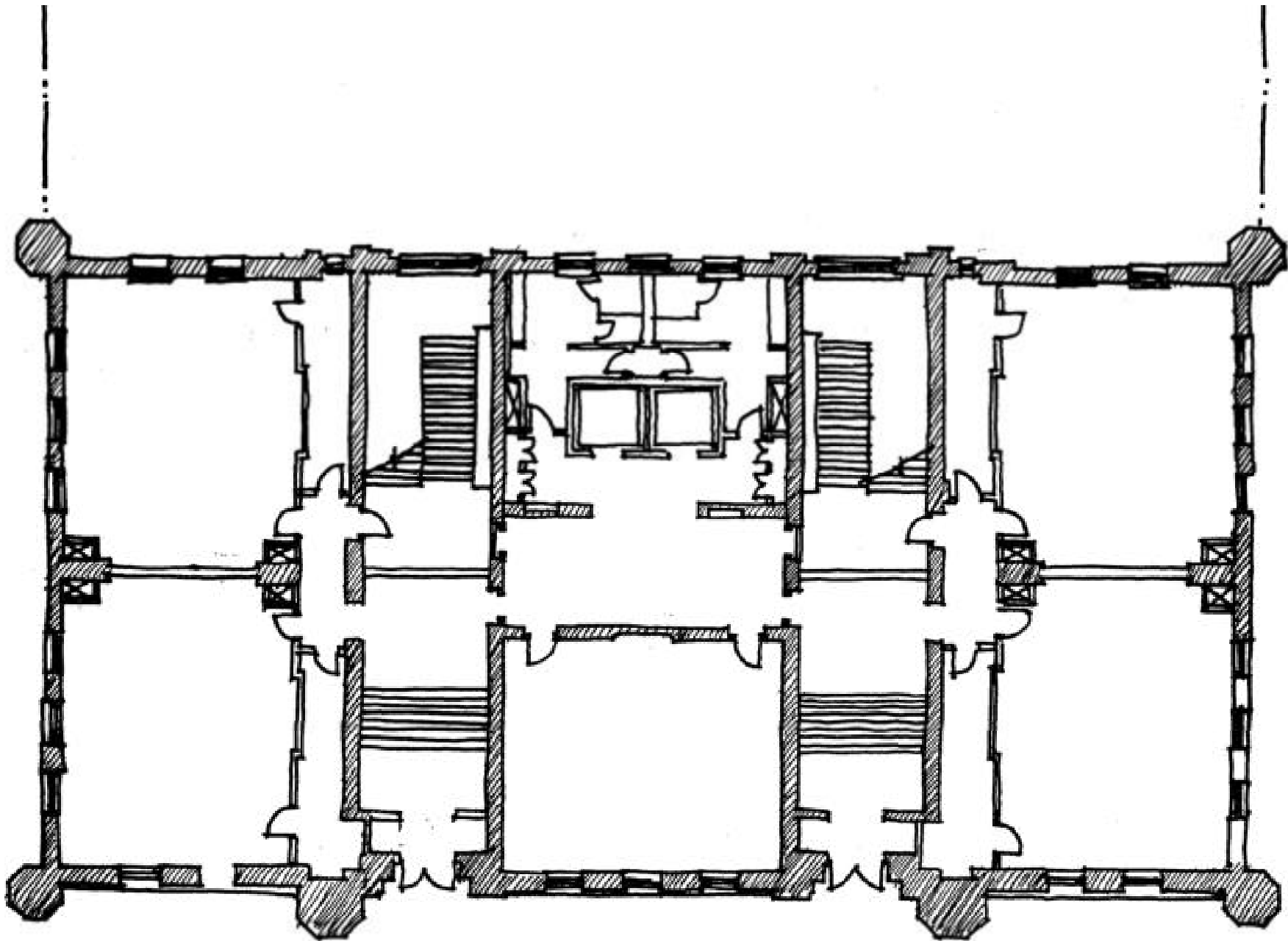
* Includes demolition, site work, structural repairs, interior core & lobby, proposed tenant fitup, etc. No furniture, fixtures and equipment included. No soft costs included (development, architect, engineer, permits, loans, etc.). All figures are conceptual and will vary upon development of the project.



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

CULTURAL USE
CONCEPT A

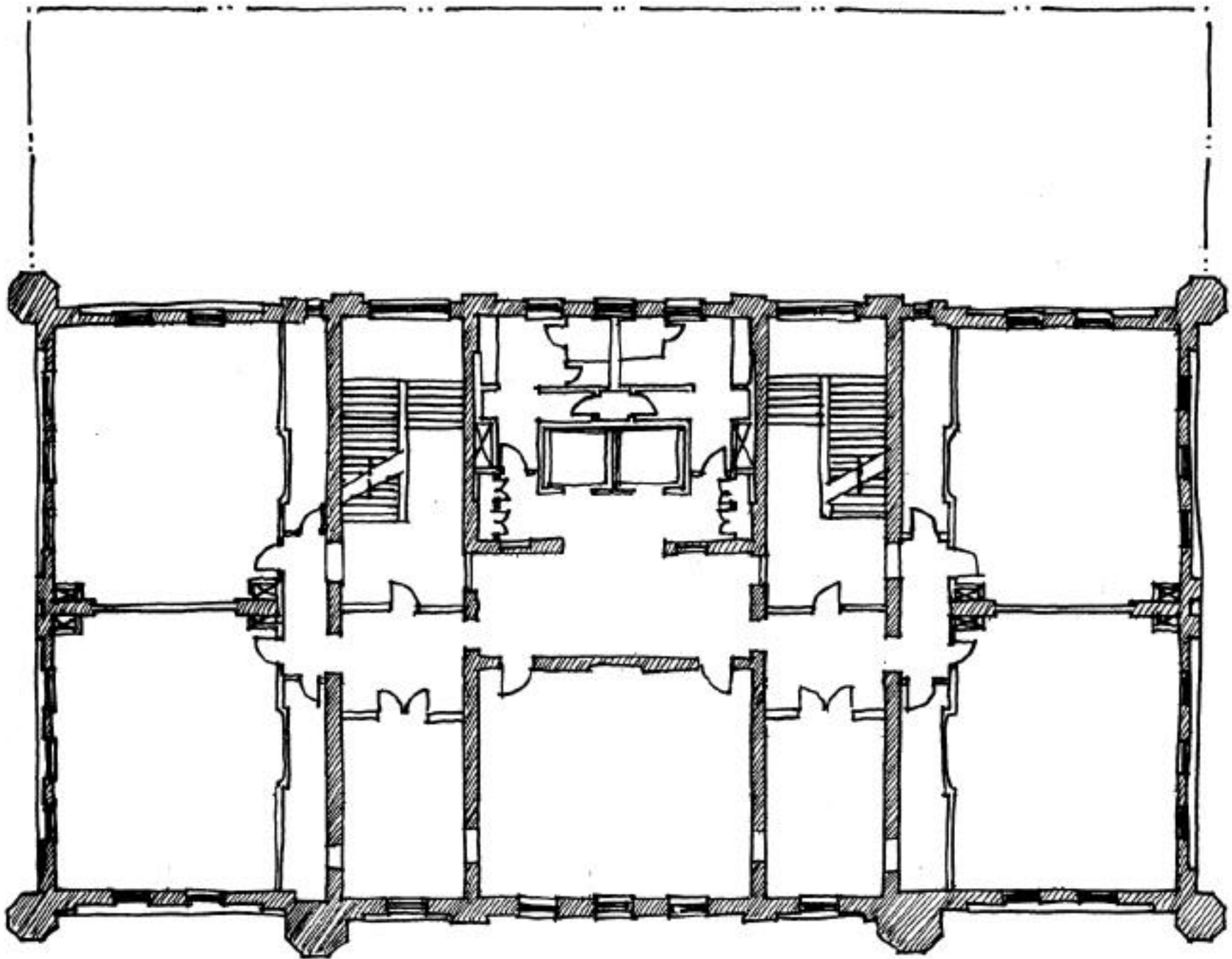
FRANKLIN SCHOOL
GROUND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

CULTURAL USE
CONCEPT

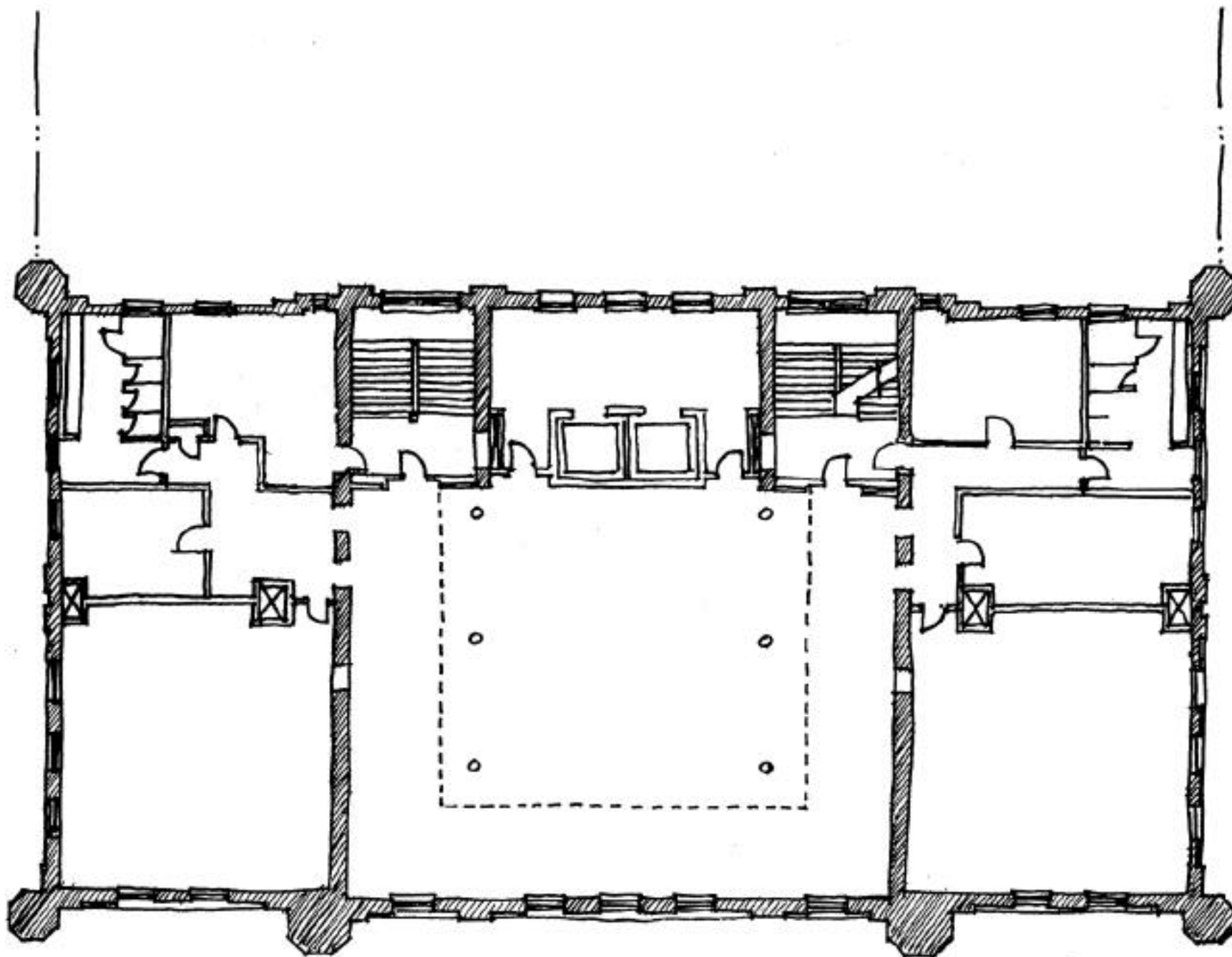
FRANKLIN SCHOOL
FIRST FLOOR



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APRIL 12, 2002

CULTURAL USE
CONCEPT A

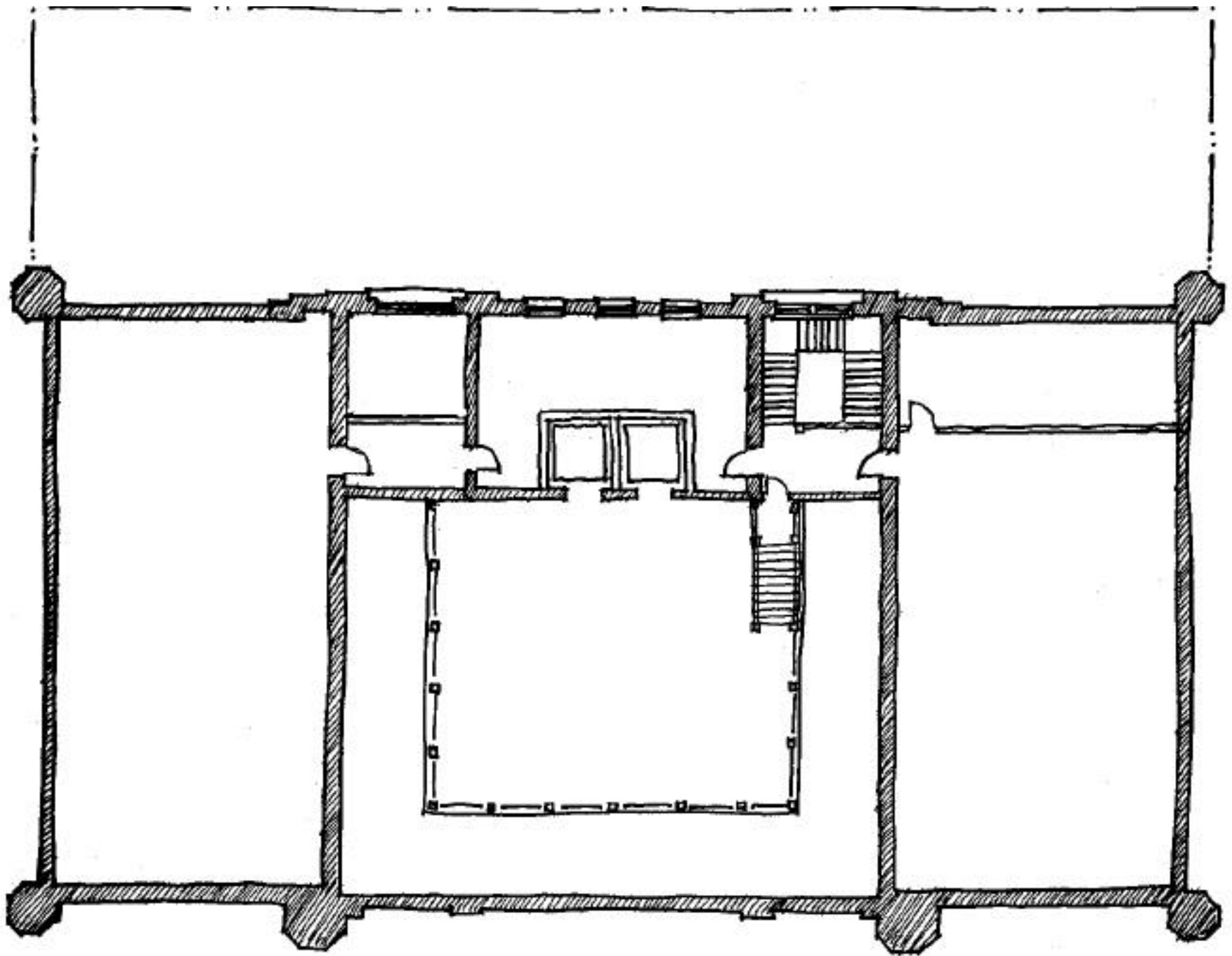
FRANKLIN SCHOOL
SECOND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

CULTURAL USE
CONCEPT A

FRANKLIN SCHOOL
THIRD FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

CULTURAL USE
CONCEPT A

FRANKLIN SCHOOL
FOURTH FLOOR

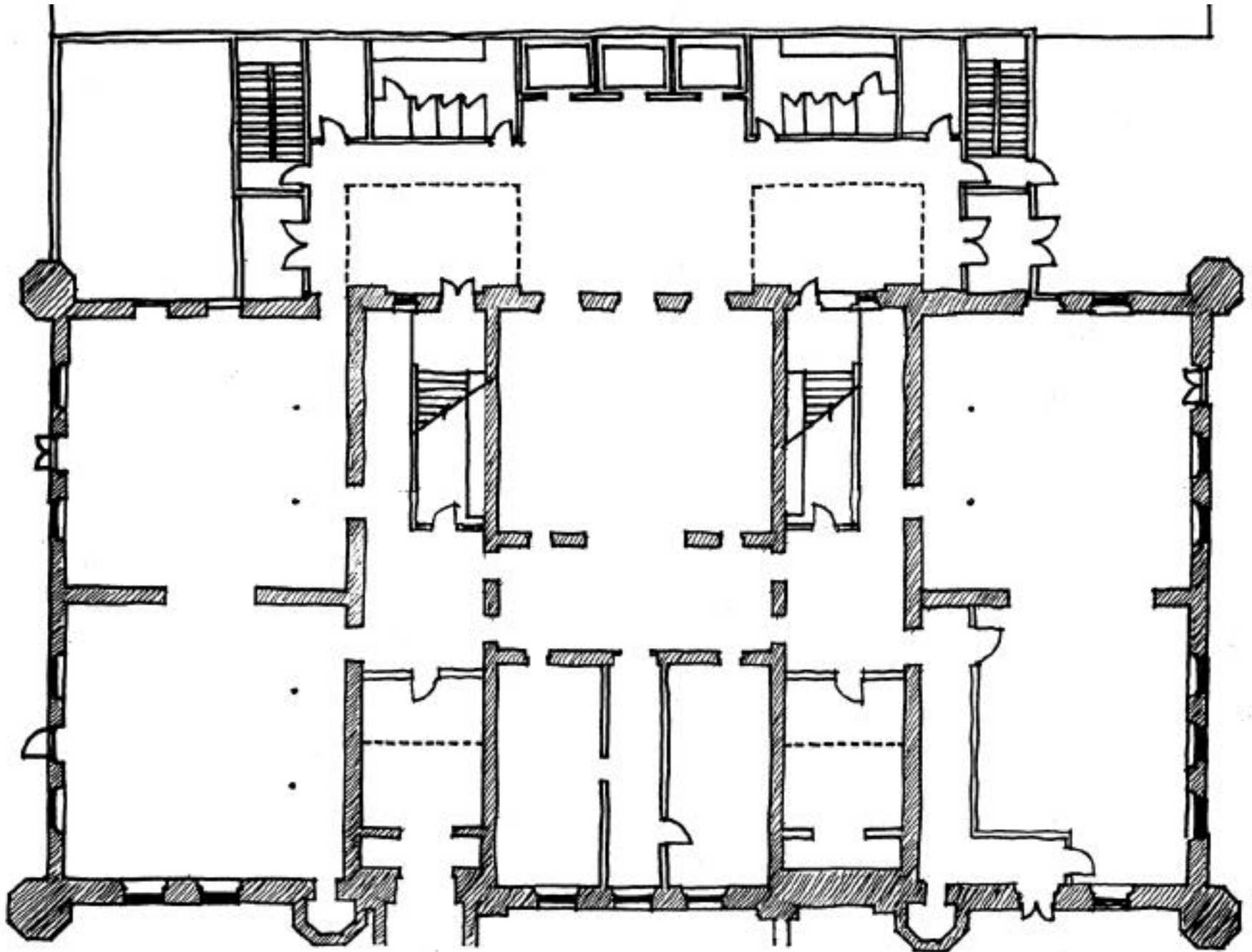
FRANKLIN SCHOOL
OFFICE USE CONCEPT B

GROSS FLOOR AREA: 72,519 SQ FT
RENTABLE FLOOR AREA: 39,387 SQ FT

CONCEPTUAL COST ESTIMATE

CONSTRUCTION BREAKDOWN	TOTAL COST	UNIT COST/SQ FT
BUILDING CONSTRUCTION*	\$ 4,786,254	\$66
MECH., ELEC., PLUMBING	\$ 3,263,355	\$45
EXTERIOR PAINTING OF EXIST. BLDG.	\$ 60,000	LUMP SUM
ELEVATORS (2)	\$ 300,000	LUMP SUM
CONTINGENCY	\$ 1,681,922	20%
GENERAL CONDITIONS & FEE	\$ 1,513,730	15%
TOTAL	\$11,605,261	
TOTAL ROUNDED	\$11,600,000	\$160

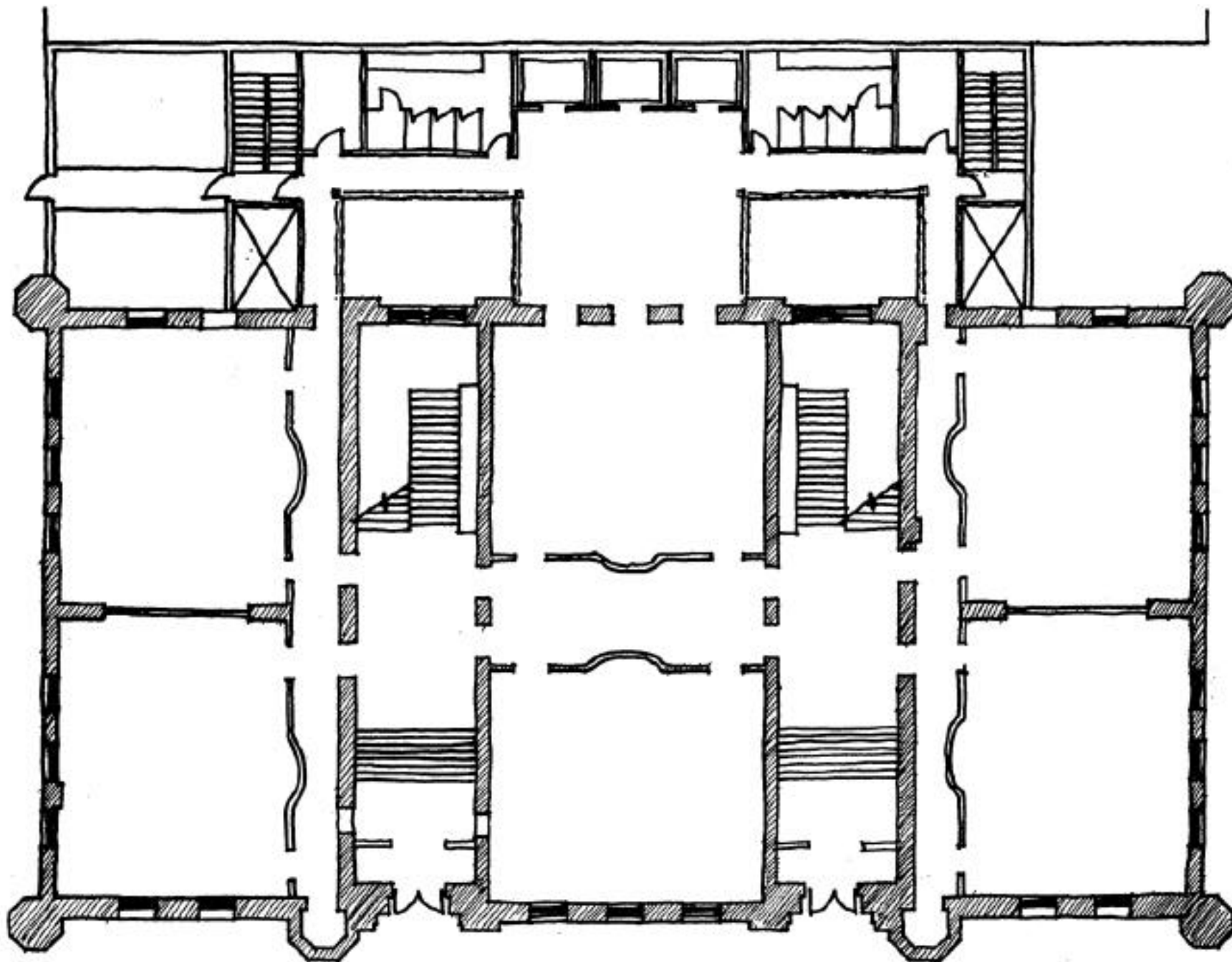
* Includes demolition, site work, structural repairs, interior core & lobby, proposed tenant fitup, etc. No furniture, fixtures and equipment included. No soft costs included (development, architect, engineer, permits, loans, etc.). All figures are conceptual and will vary upon development of the project.



FETTERMAN ASSOCIATES,
APRIL 12, 2002

OFFICE USE
CONCEPT B

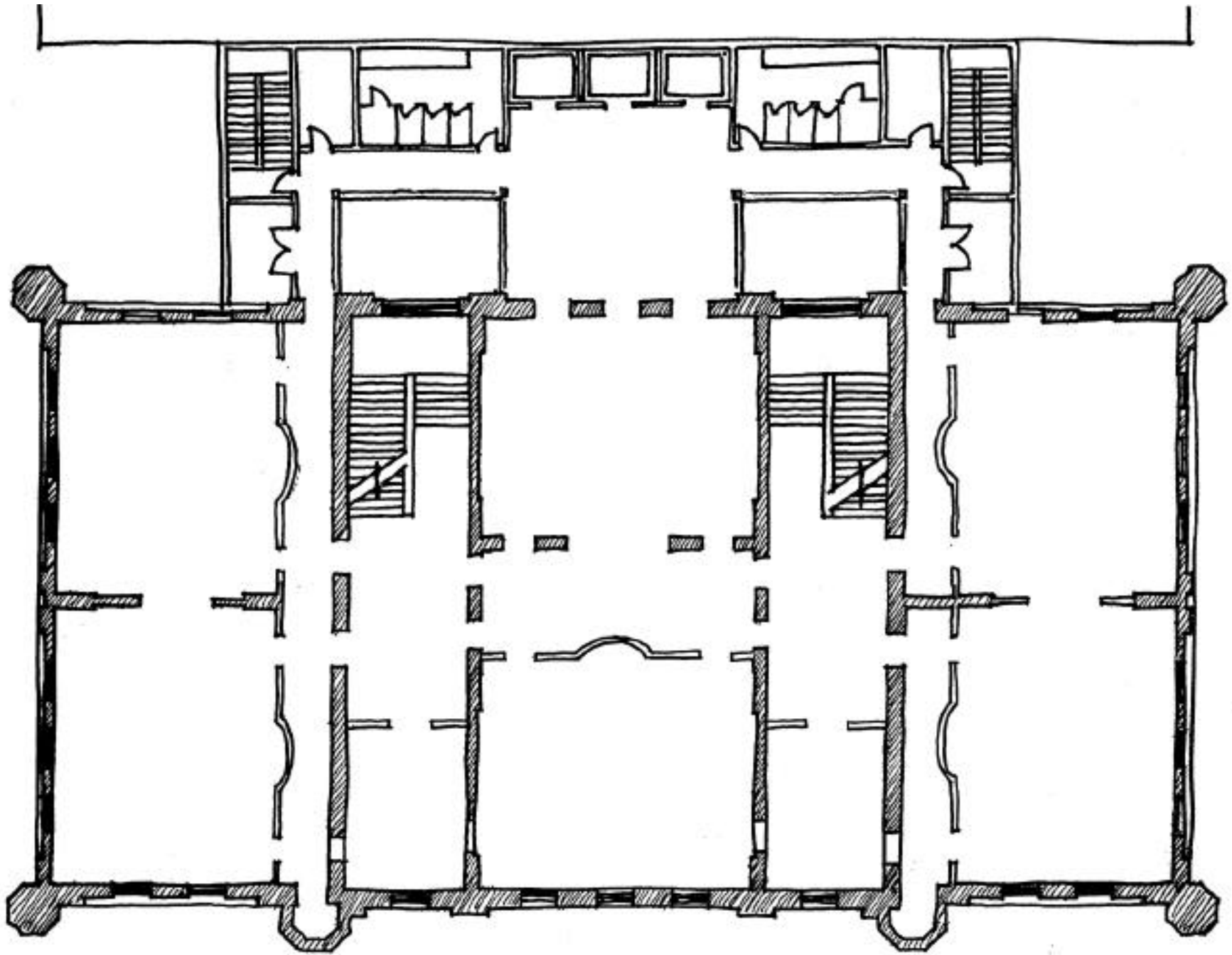
FRANKLIN SCHOOL
GROUND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

OFFICE USE
CONCEPT B

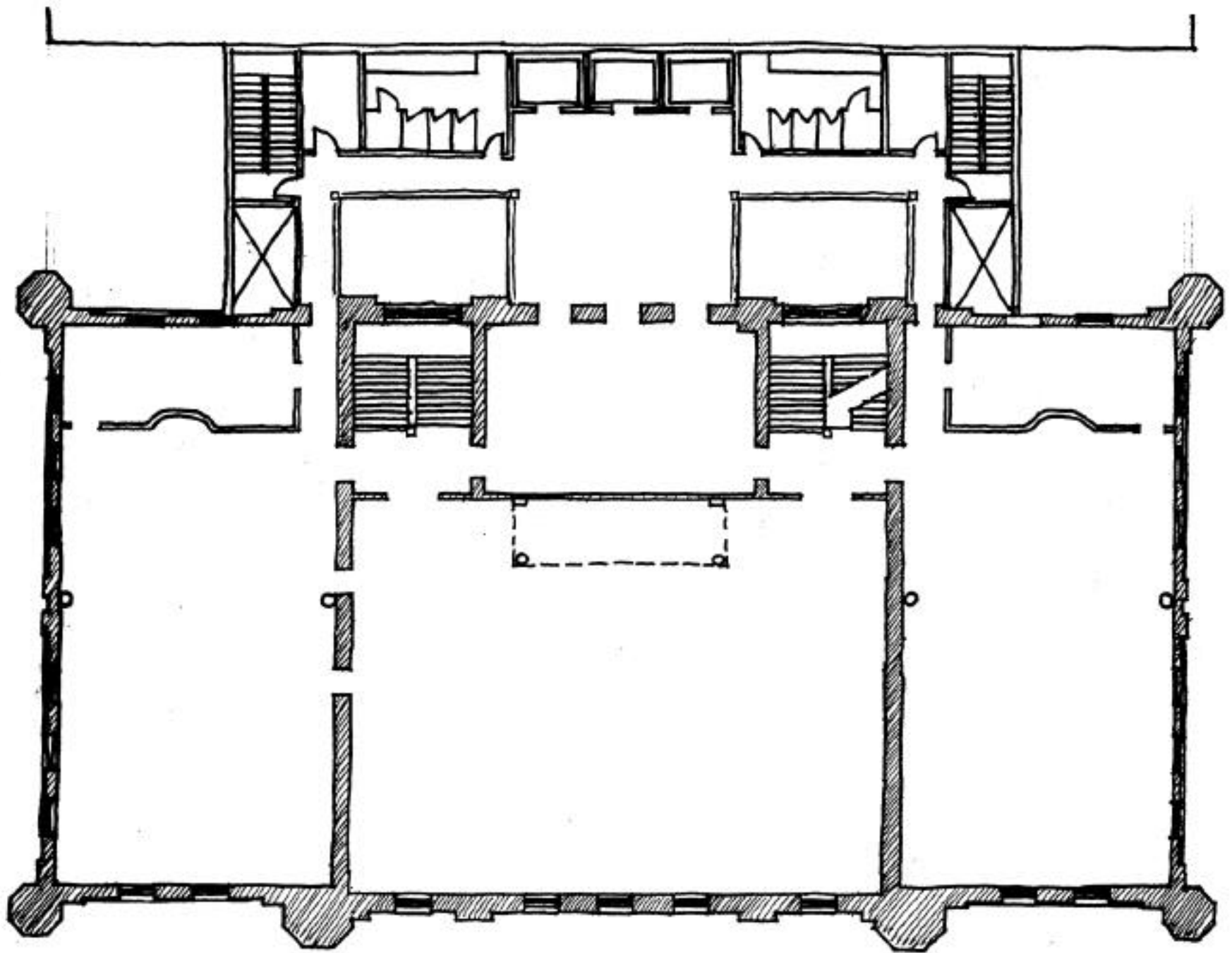
FRANKLIN SCHOOL
FIRST FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

OFFICE USE
CONCEPT B

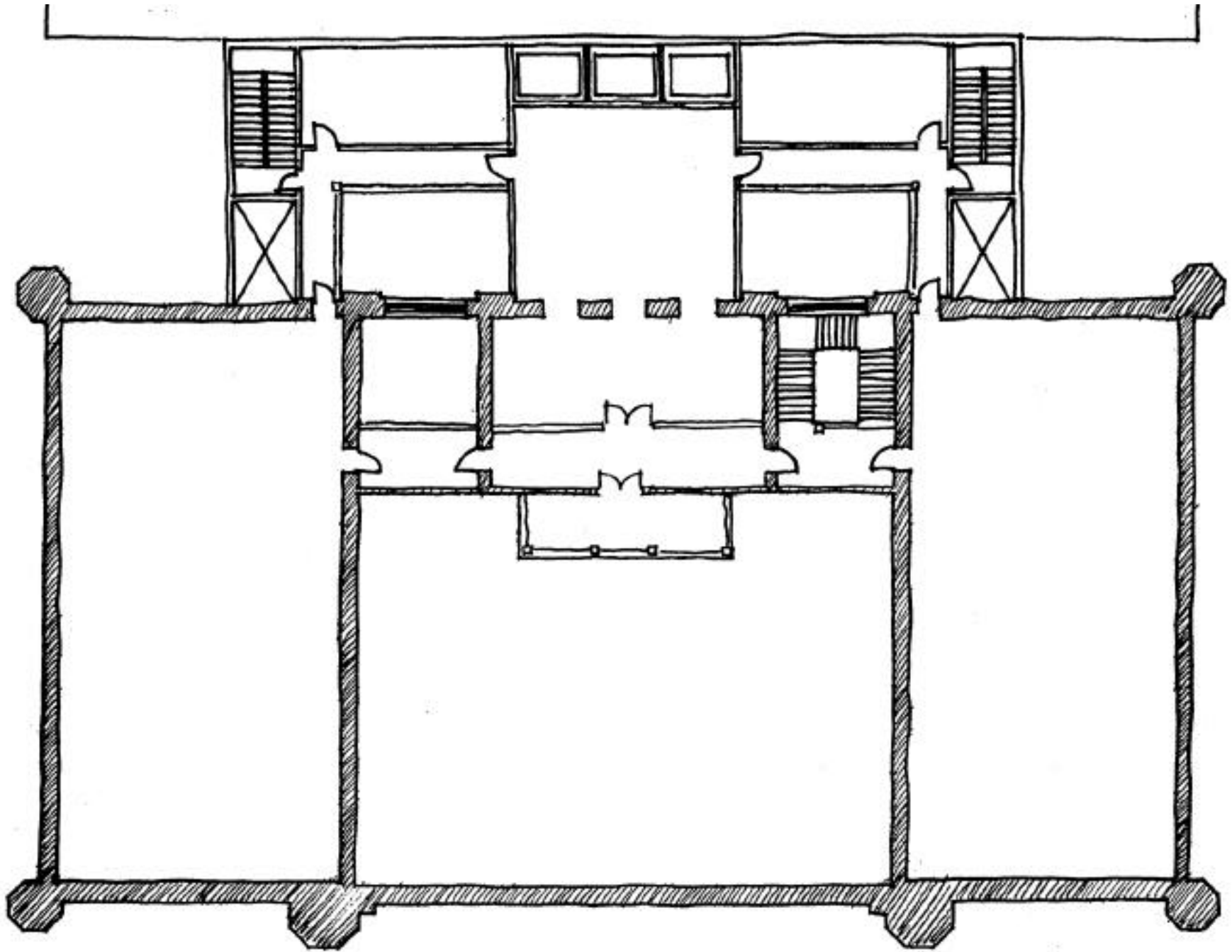
FRANKLIN SCHOOL
SECOND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

OFFICE USE
CONCEPT B

FRANKLIN SCHOOL
THIRD FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

OFFICE USE
CONCEPT B

FRANKLIN SCHOOL
FOURTH FLOOR

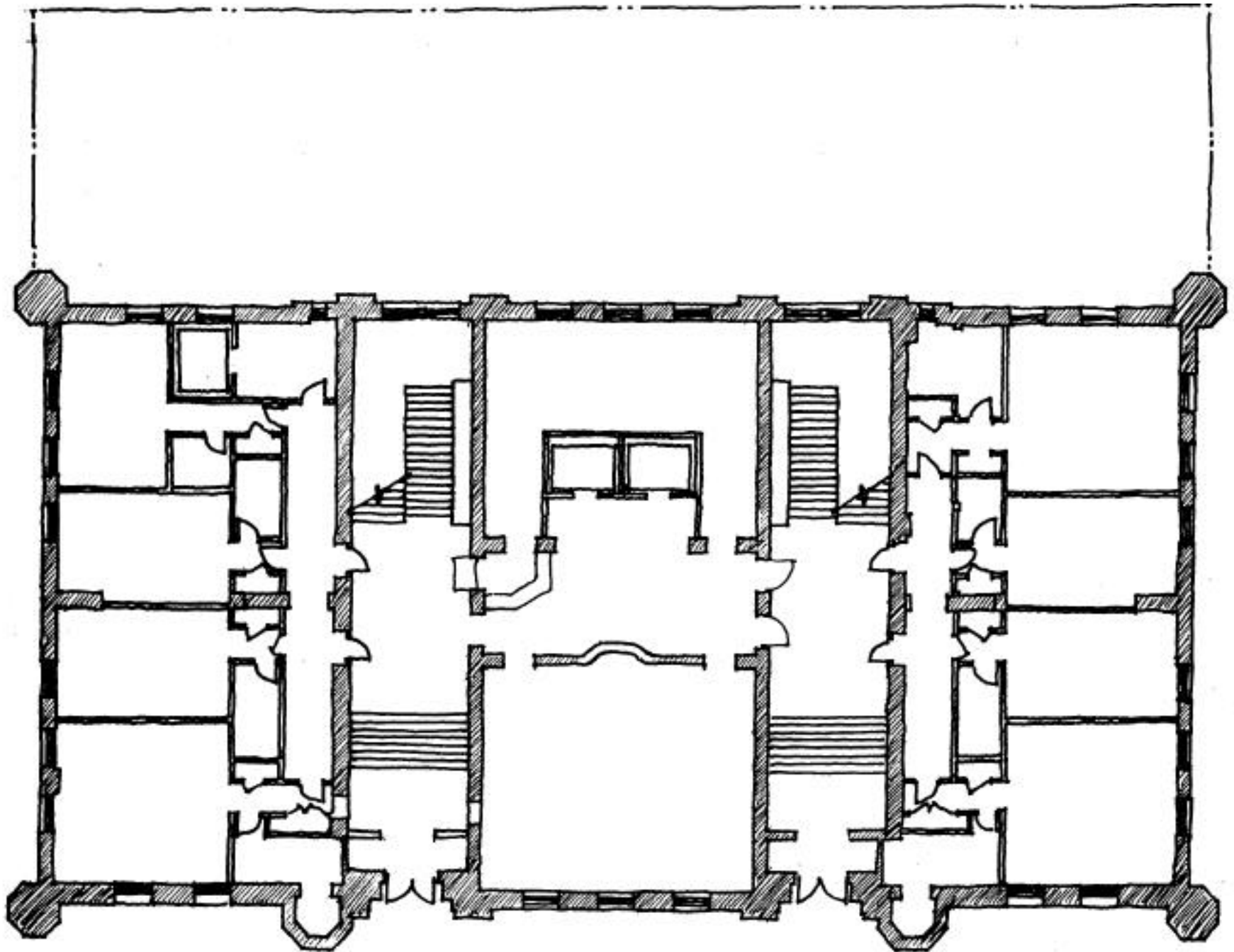
FRANKLIN SCHOOL
HOTEL USE CONCEPT A

GROSS FLOOR AREA: 53,716 SQ FT
RENTABLE FLOOR AREA: 22,861 SQ FT
GUEST ROOMS: 32

CONCEPTUAL COST ESTIMATE

CONSTRUCTION BREAKDOWN	TOTAL COST	UNIT COST/SQ FT
BUILDING CONSTRUCTION*	\$ 5,103,020	\$95
MECH., ELEC., PLUMBING	\$ 2,685,800	\$50
EXTERIOR PAINTING OF EXIST. BLDG.	\$ 60,000	LUMP SUM
ELEVATORS (3)	\$ 450,000	LUMP SUM
CONTINGENCY	\$ 1,659,764	20%
GENERAL CONDITIONS & FEE	\$ 1,244,823	15%
TOTAL	\$11,203,407	
TOTAL ROUNDED	\$11,200,000	\$208

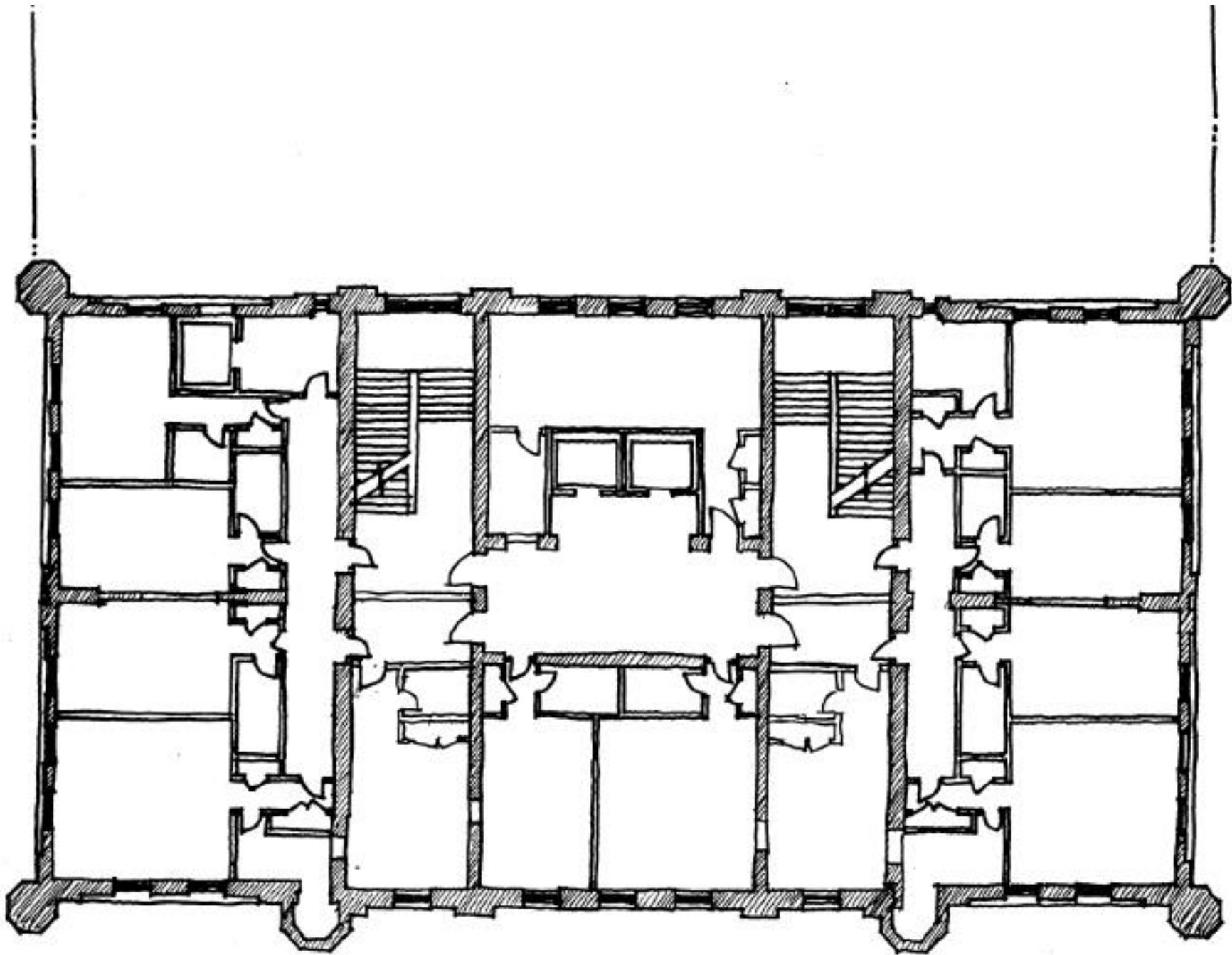
* Includes demolition, site work, structural repairs, interior core & lobby,, guest room finishes, etc. No furniture, fixtures and equipment included. No soft costs included (development, architect, engineer, permits, loans, etc.). All figures are conceptual and will vary upon development of the project.



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

HOTEL USE
CONCEPT A

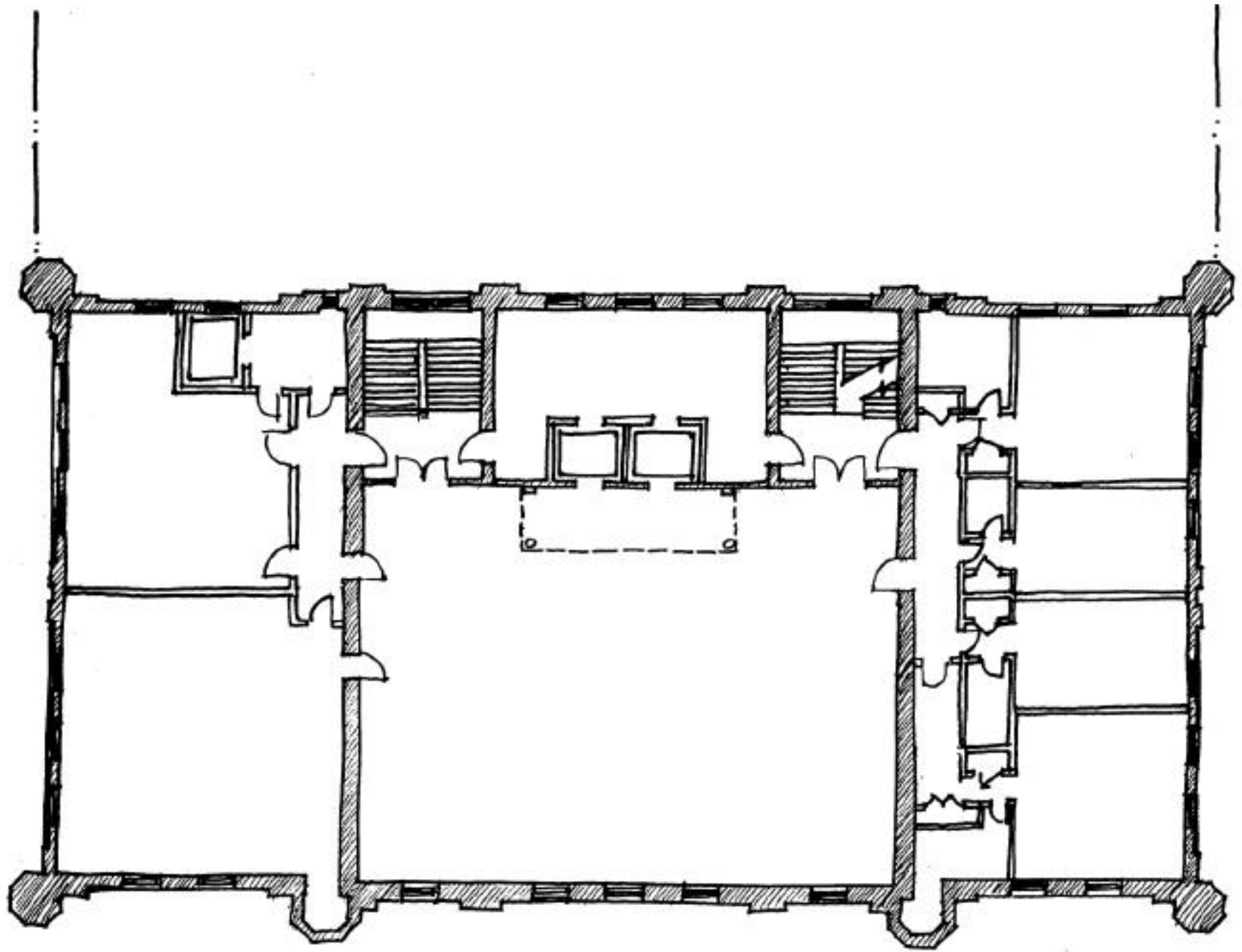
FRANKLIN SCHOOL
GROUND FLOOR



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APRIL 12, 2002

HOTEL USE
CONCEPT A

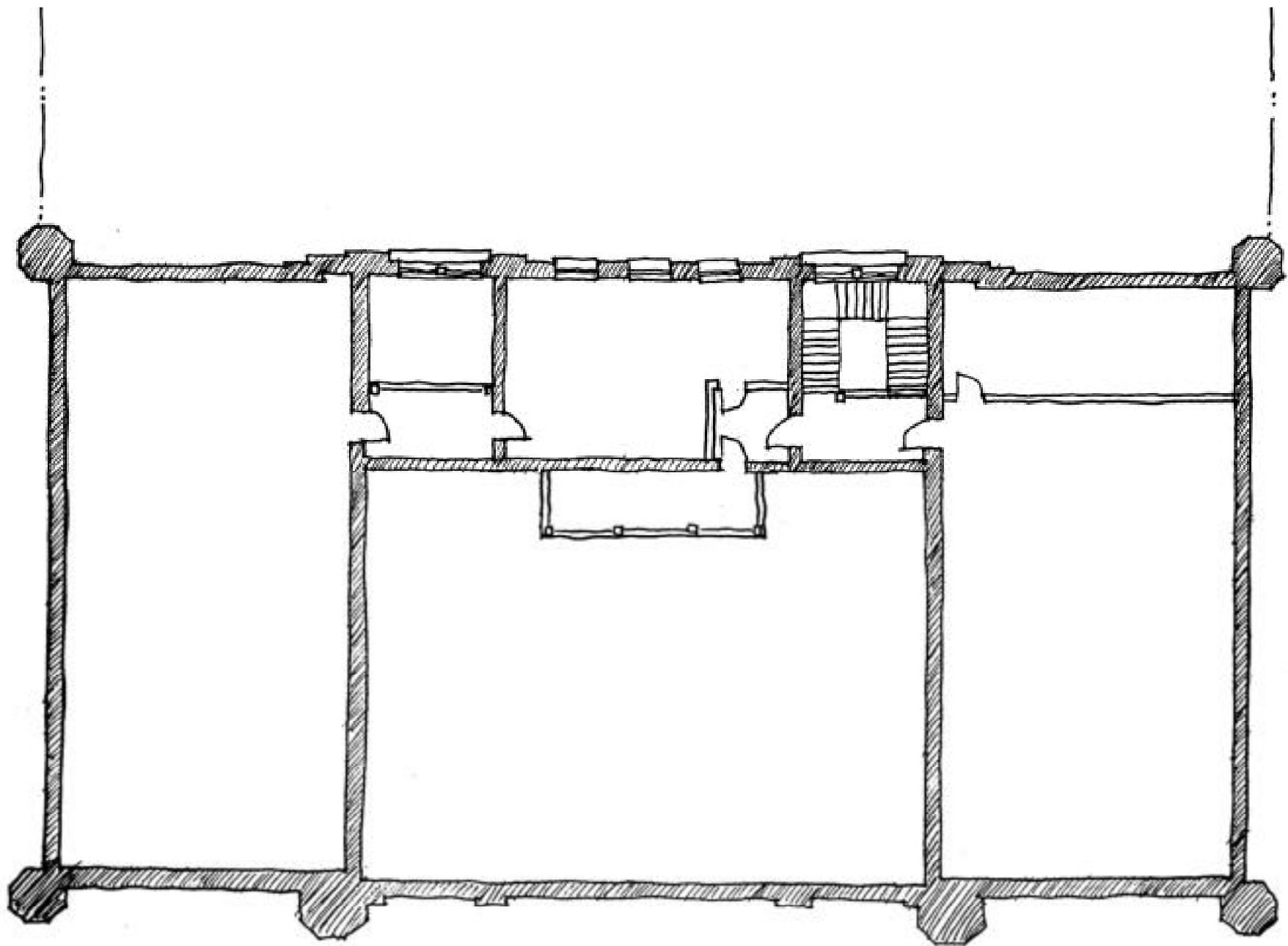
FRANKLIN SCHOOL
FIRST FLOOR



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APRIL 12, 2002

HOTEL USE
CONCEPT A

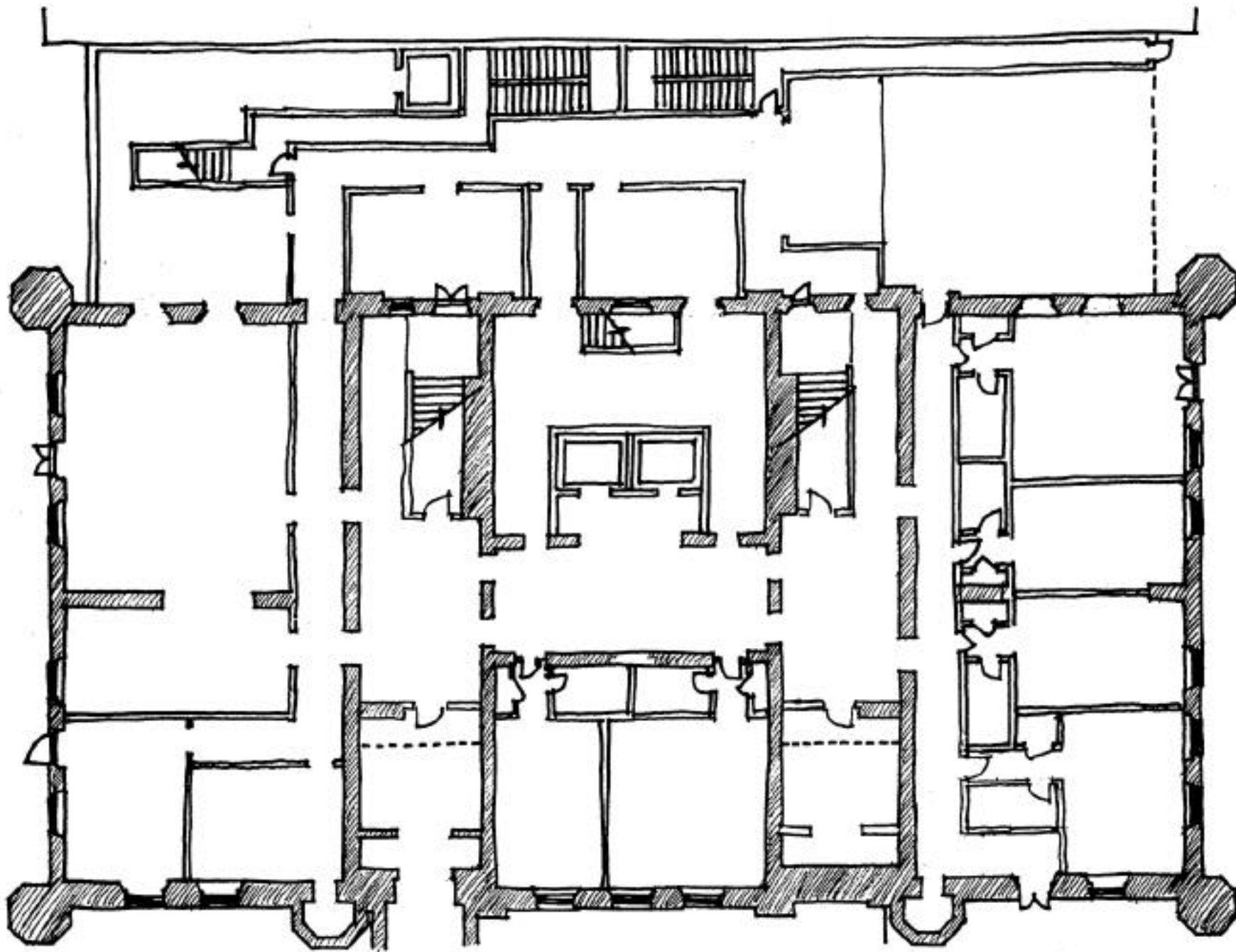
FRANKLIN SCHOOL
SECOND FLOOR



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APRIL 12, 2002

HOTEL USE
CONCEPT A

FRANKLIN SCHOOL
THIRD FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

HOTEL USE
CONCEPT A

FRANKLIN SCHOOL
FOURTH FLOOR

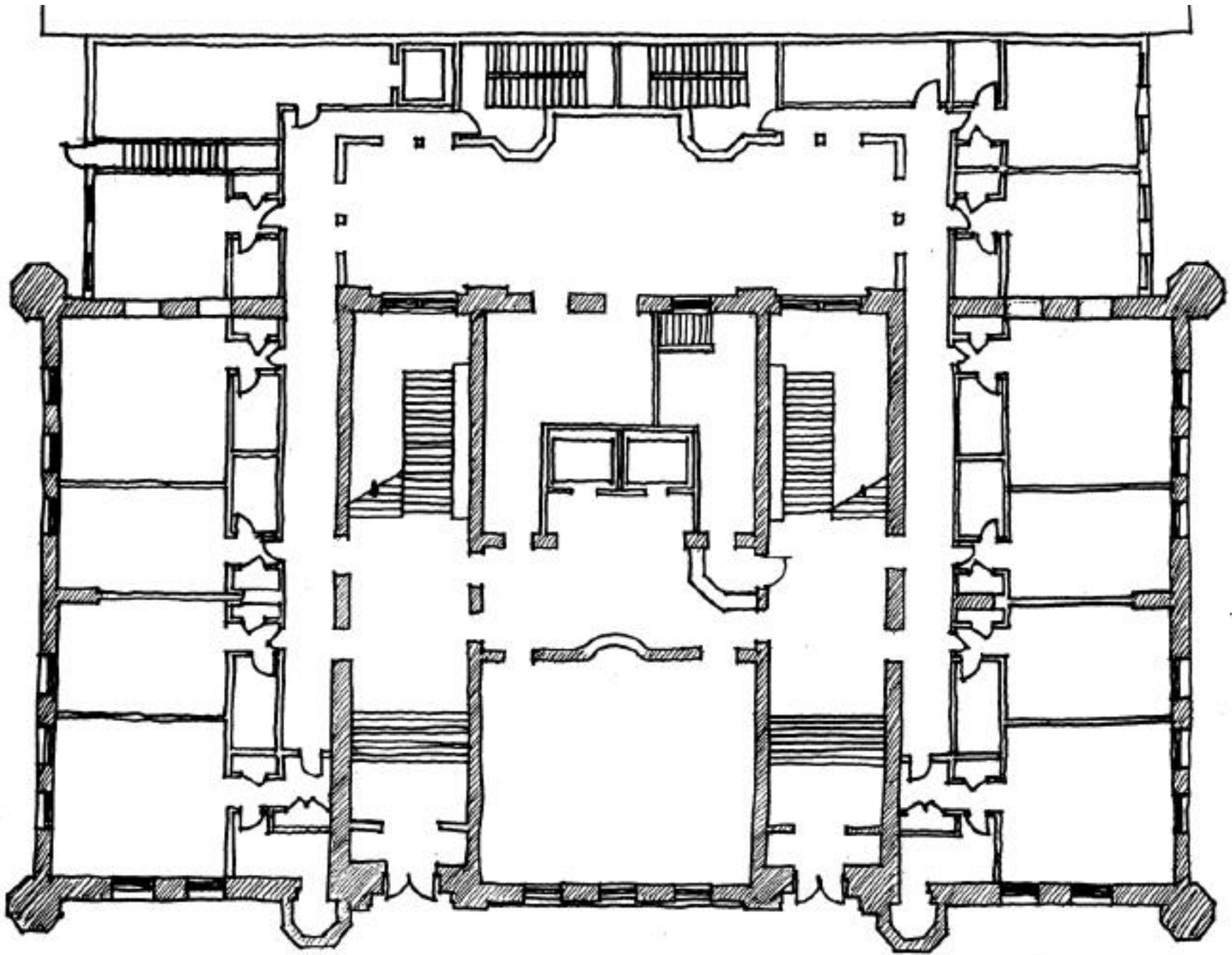
FRANKLIN SCHOOL
HOTEL USE CONCEPT B

GROSS FLOOR AREA: 78,910 SQ FT
RENTABLE FLOOR AREA: 27,906 SQ FT
GUEST ROOMS: 40

CONCEPTUAL COST ESTIMATE

CONSTRUCTION BREAKDOWN	TOTAL COST	UNIT COST/SQ FT
BUILDING CONSTRUCTION*	\$ 7,496,450	\$95
MECH., ELEC., PLUMBING	\$ 3,945,500	\$50
EXTERIOR PAINTING OF EXIST. BLDG.	\$ 60,000	LUMP SUM
ELEVATORS (3)	\$ 450,000	LUMP SUM
CONTINGENCY	\$ 2,360,390	20%
GENERAL CONDITIONS & FEE	\$ 1,770,293	15%
TOTAL	\$16,082,633	
TOTAL ROUNDED	\$16,000,000	\$204

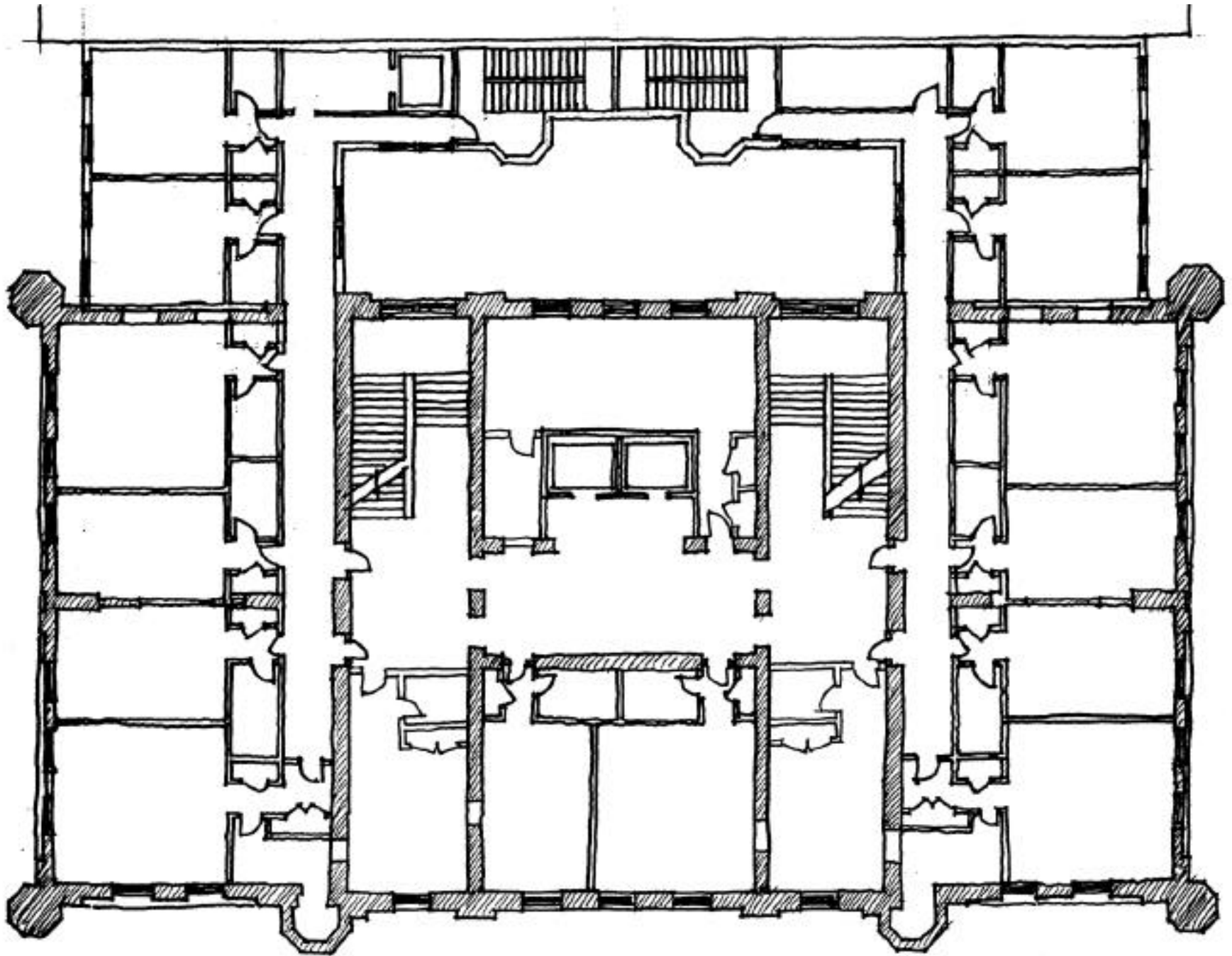
* Includes demolition, site work, structural repairs, interior core & lobby,, guest room finishes, etc. No furniture, fixtures and equipment included. No soft costs included (development, architect, engineer, permits, loans, etc.). All figures are conceptual and will vary upon development of the project.



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HOTEL USE
CONCEPT B

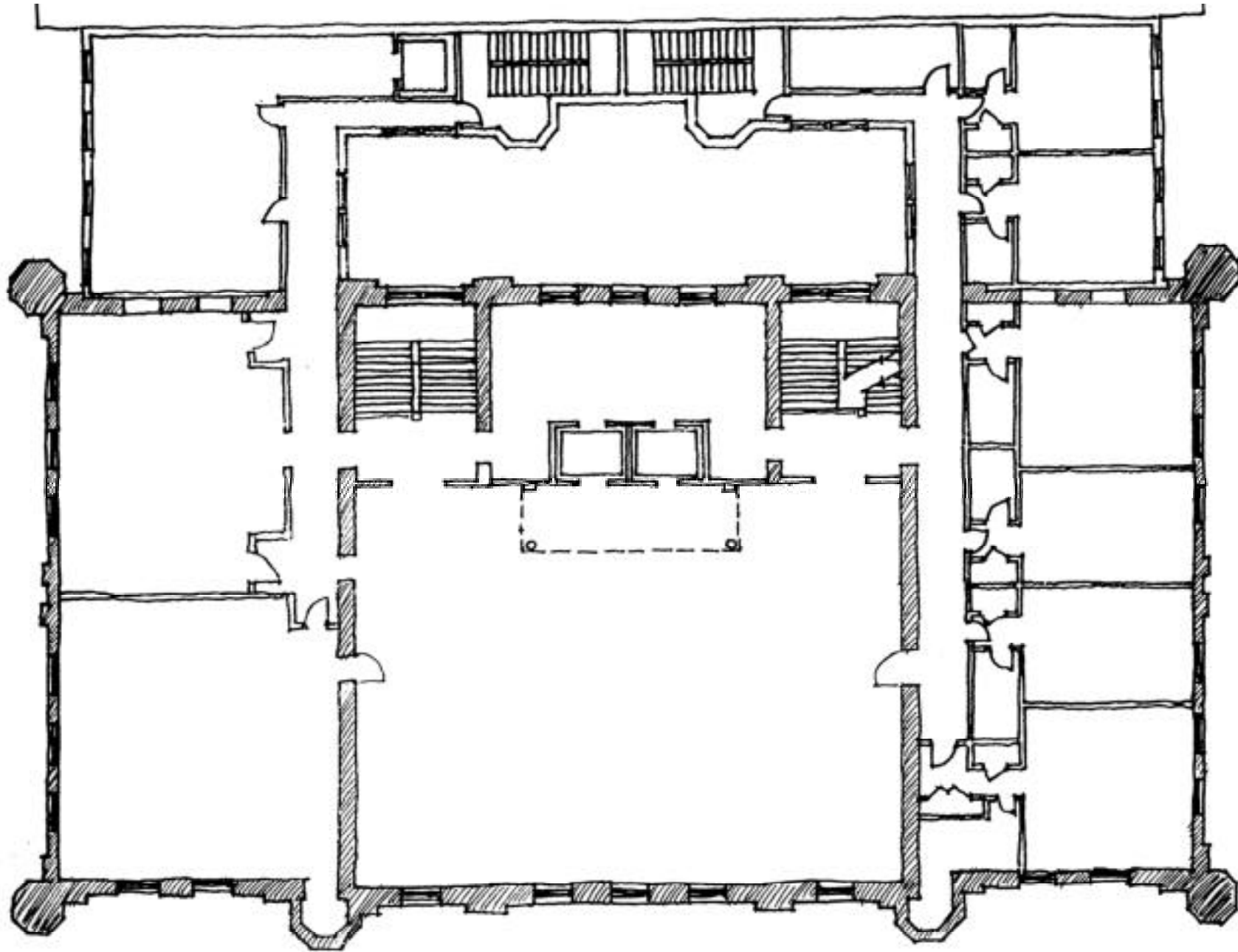
FRANKLIN SCHOOL
GROUND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

HOTEL USE
CONCEPT B

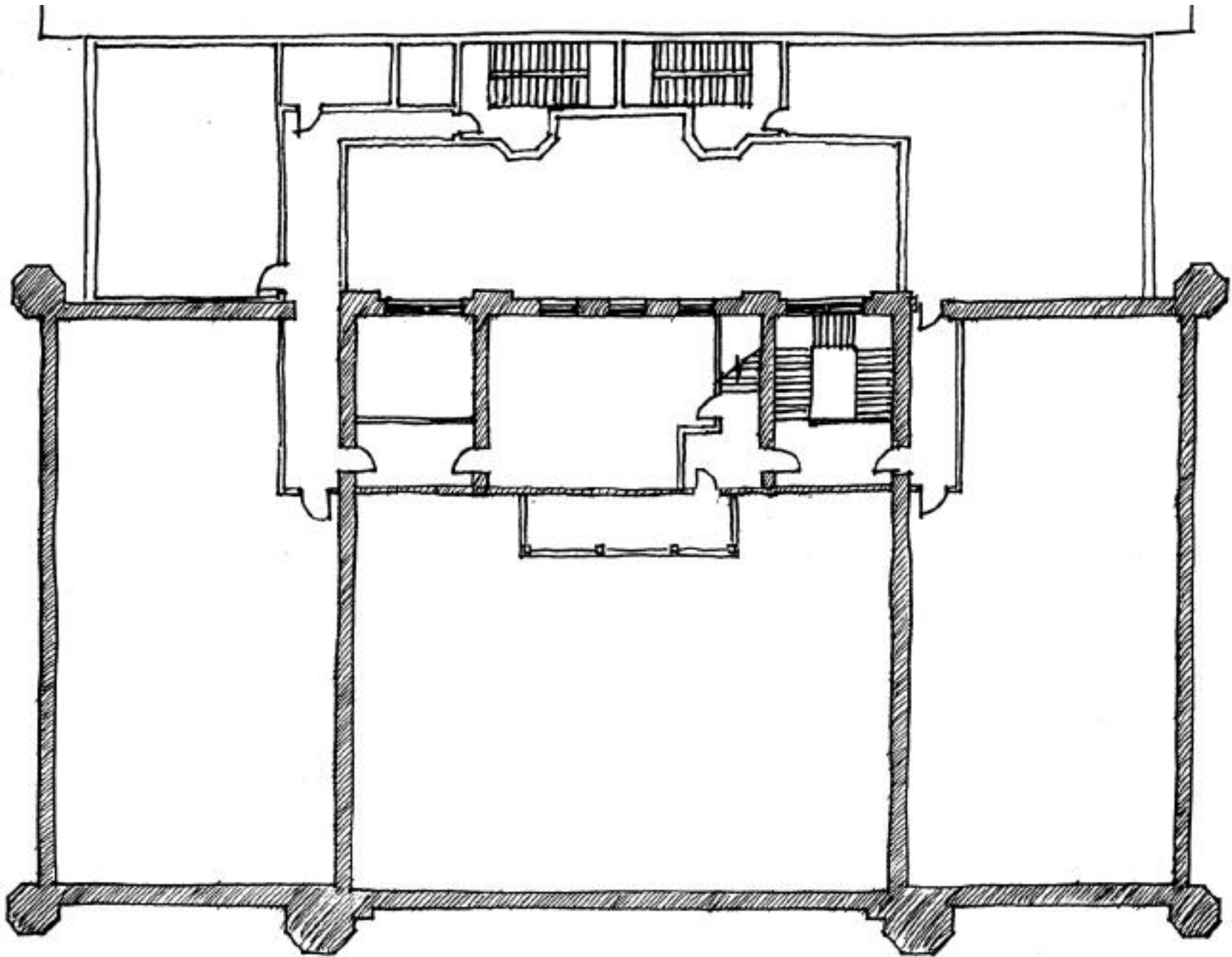
FRANKLIN SCHOOL
FIRST FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

HOTEL USE
CONCEPT B

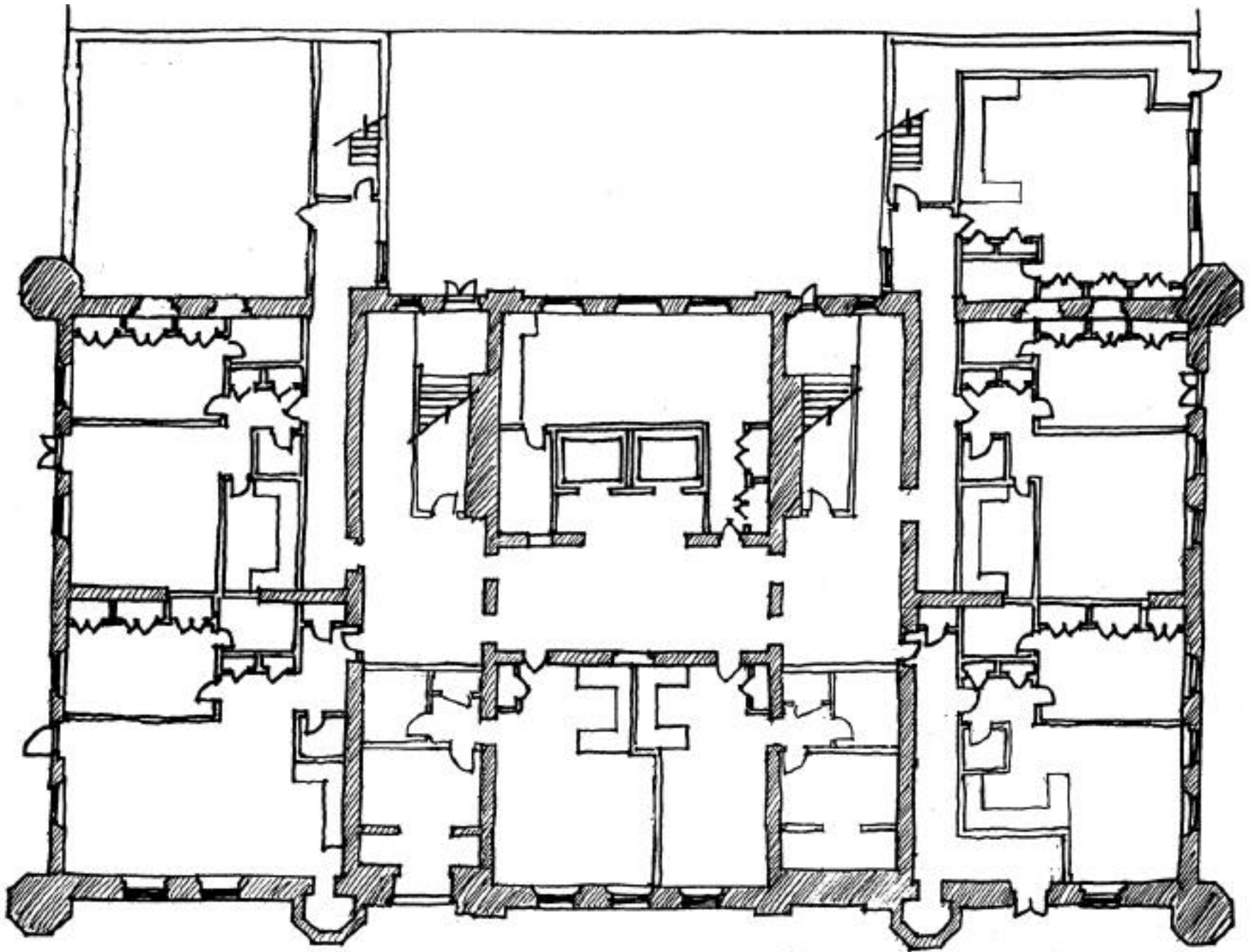
FRANKLIN SCHOOL
THIRD FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

HOTEL USE
CONCEPT B

FRANKLIN SCHOOL
THIRD FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

HOTEL USE
CONCEPT B

FRANKLIN SCHOOL
FOURTH FLOOR

FRANKLIN SCHOOL
RESIDENTIAL USE

GROSS FLOOR AREA: 66,004 SQ FT

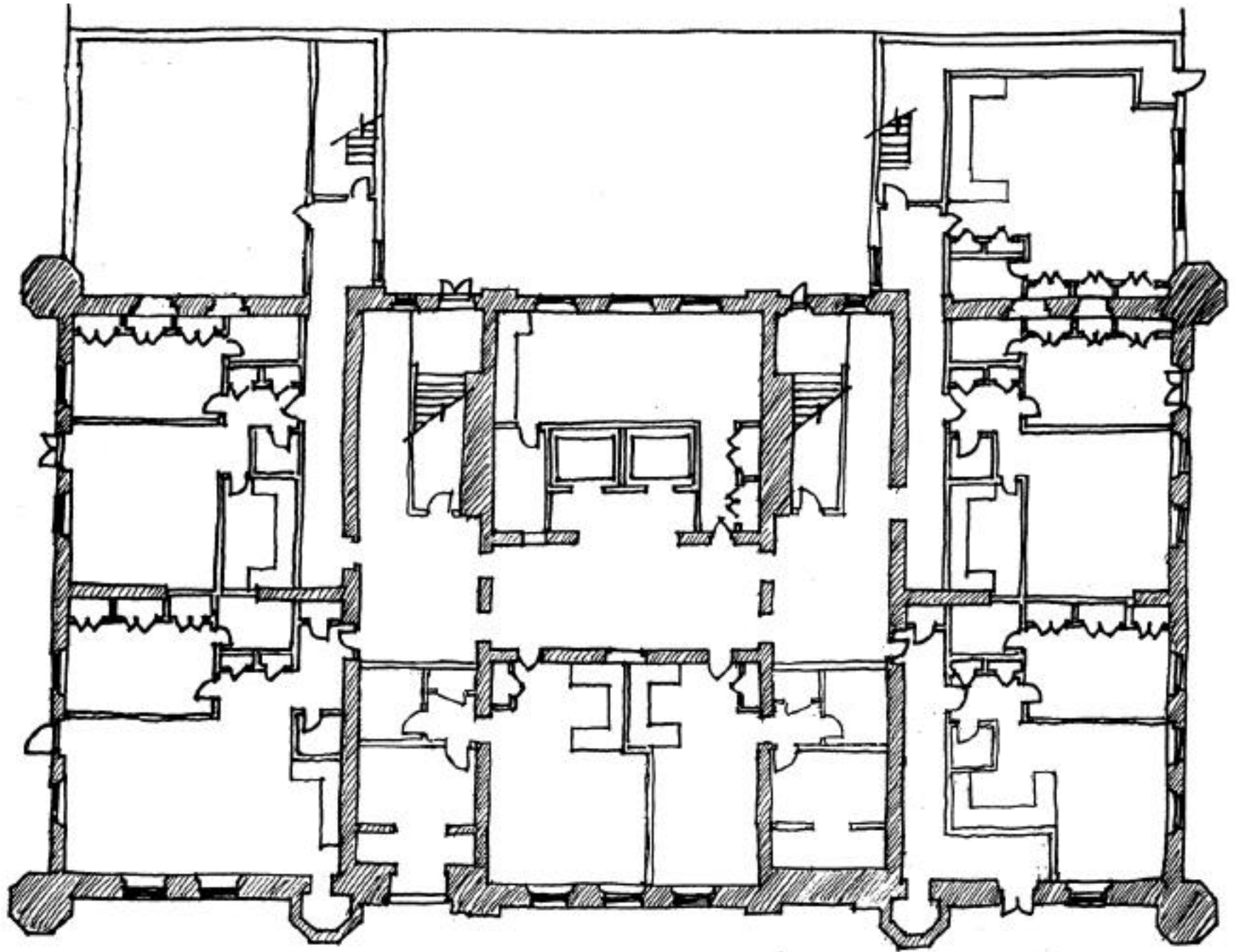
RENTABLE FLOOR AREA: 34,154 SQ FT

UNITS: 6 efficiency, 25 one-bedroom, 1 one-bedroom loft, and 2 two-bedroom loft

CONCEPTUAL COST ESTIMATE

CONSTRUCTION BREAKDOWN	TOTAL COST	UNIT COST/SQ FT
BUILDING CONSTRUCTION*	\$ 4,224,256	\$64
MECH., ELEC., PLUMBING	\$ 1,386,084	\$21
EXTERIOR PAINTING OF EXIST. BLDG.	\$ 60,000	LUMP SUM
ELEVATORS (2 full ht.; 3 residential)	\$ 369,000	LUMP SUM
CONTINGENCY	\$ 1,207,868	20%
GENERAL CONDITIONS & FEE	\$ 1,087,081	15%
TOTAL	\$ 8,334,289	
TOTAL ROUNDED	\$ 8,300,000	\$126

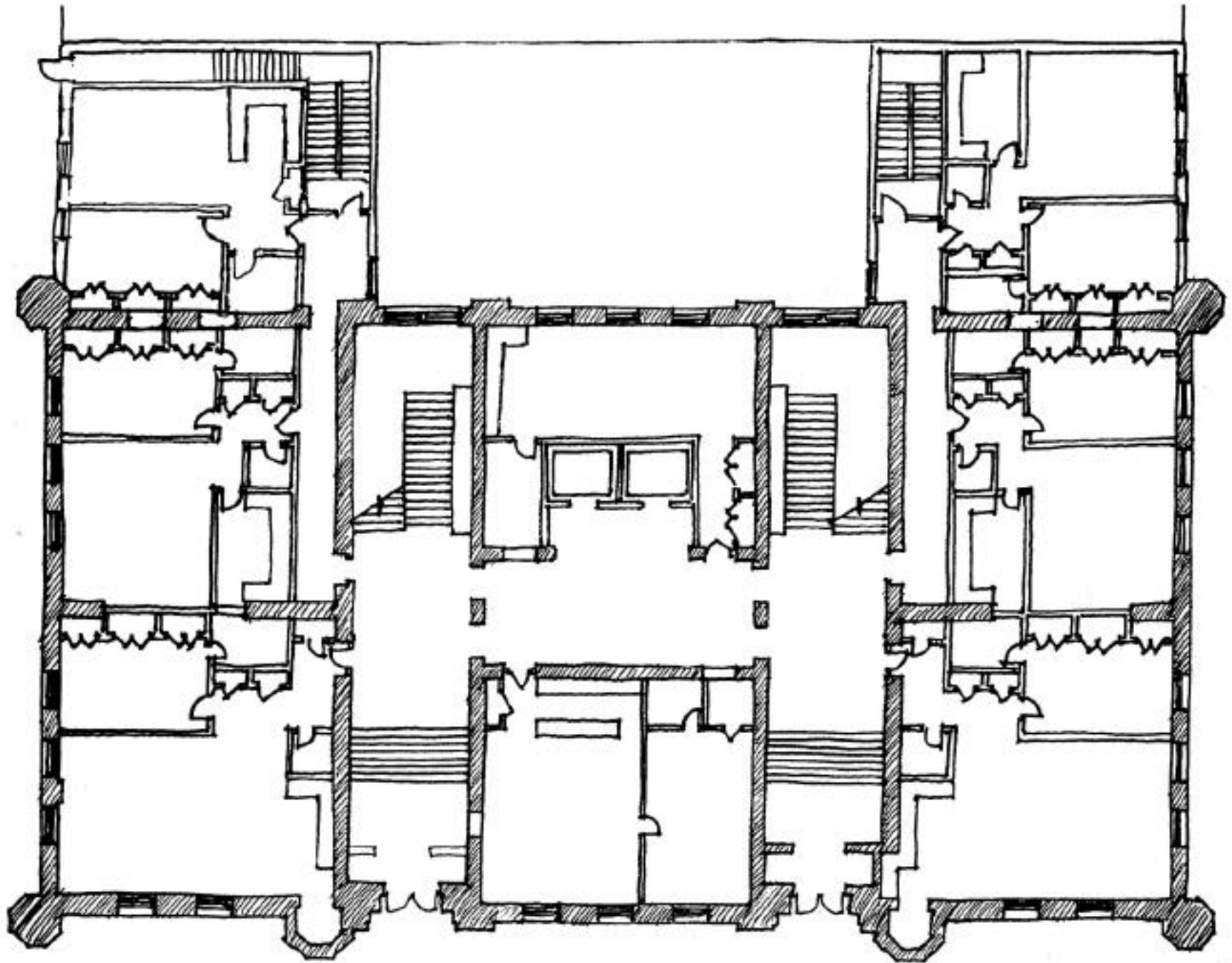
* Includes demolition, site work, structural repairs, interior core & lobby, simple residential finishes, etc. No furniture, fixtures and equipment included. No soft costs included (development, architect, engineer, permits, loans, etc.). All figures are conceptual and will vary upon development of the project.



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RESIDENTIAL USE

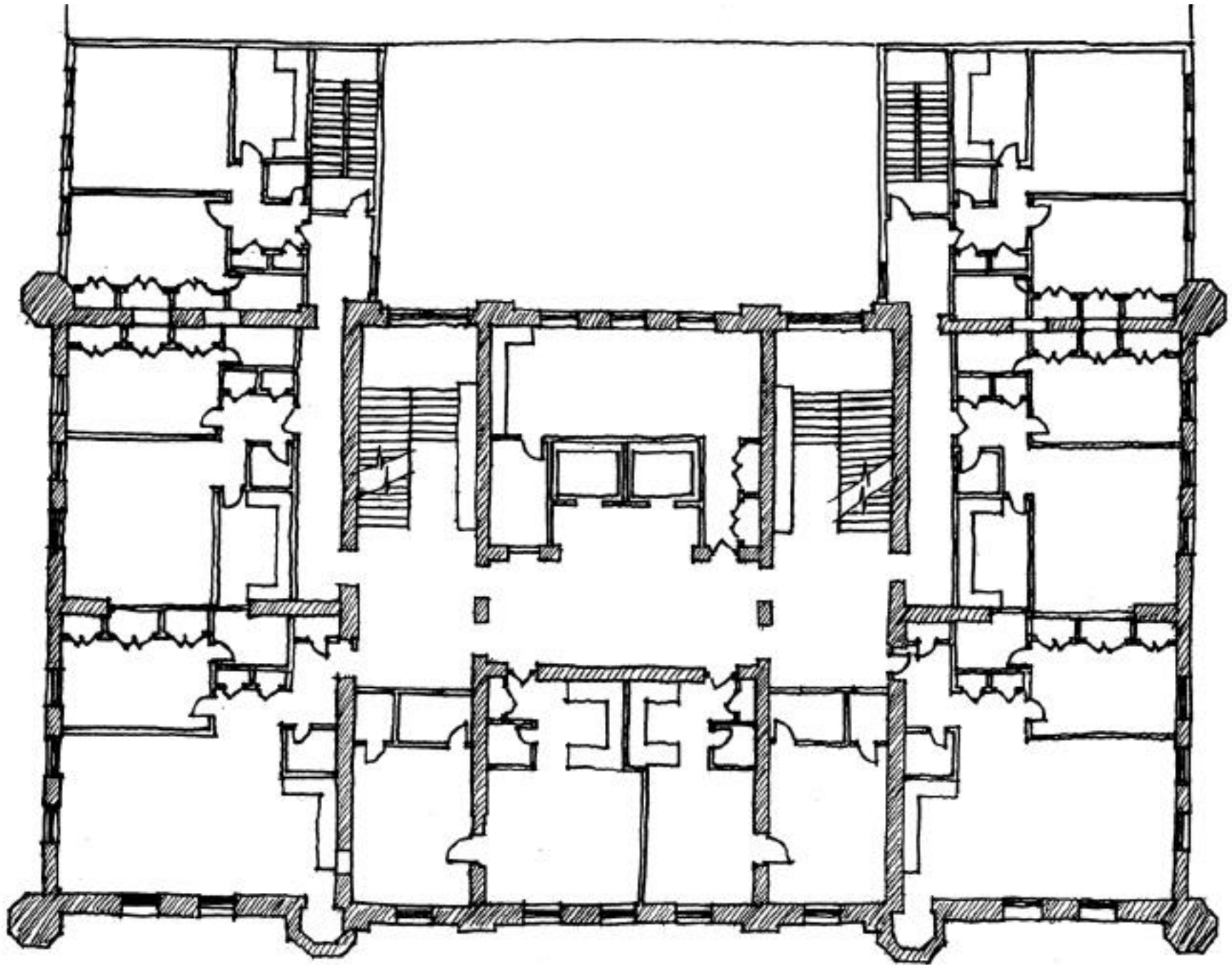
FRANKLIN SCHOOL
GROUND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

RESIDENTIAL USE

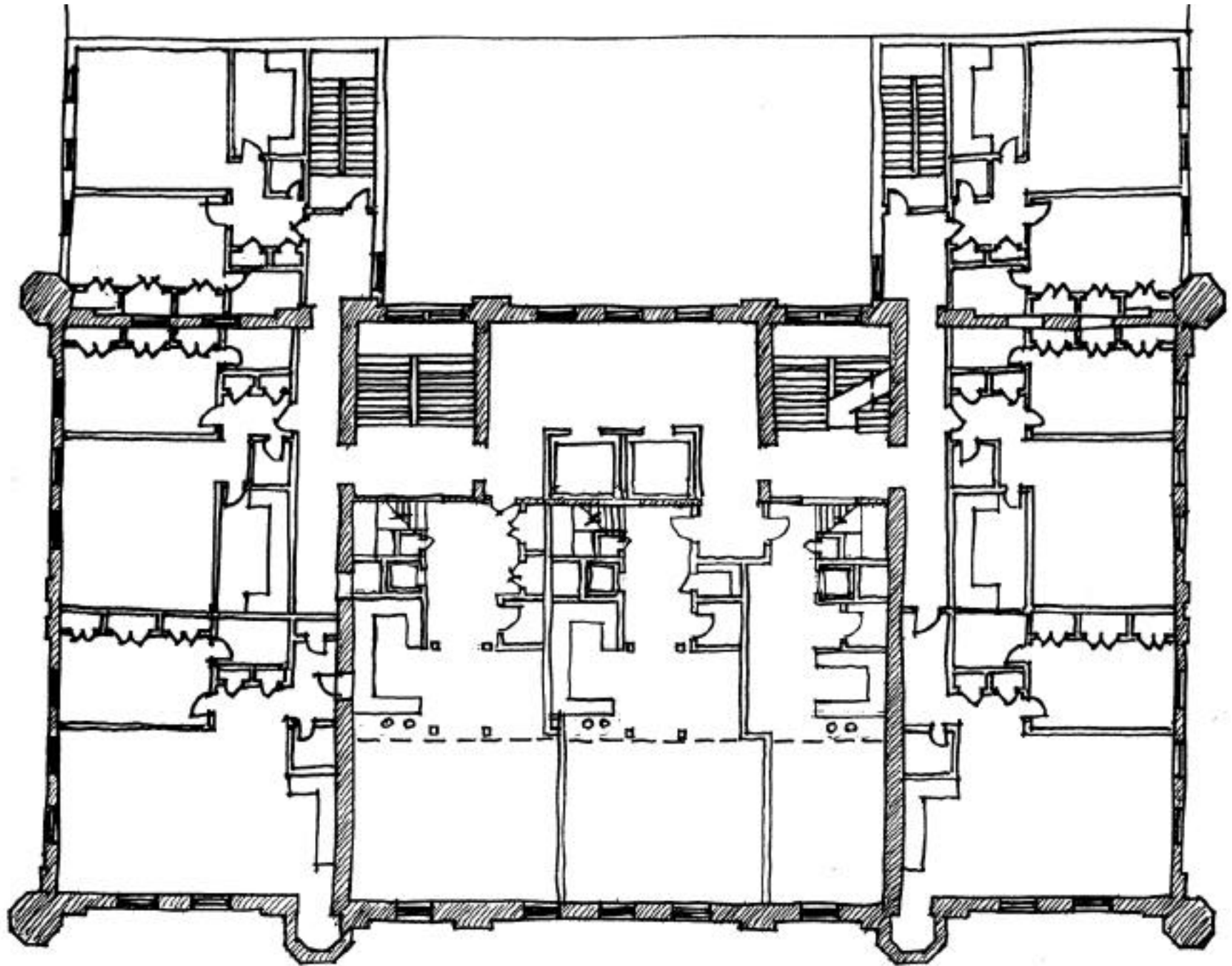
FRANKLIN SCHOOL
FIRST FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

RESIDENTIAL USE

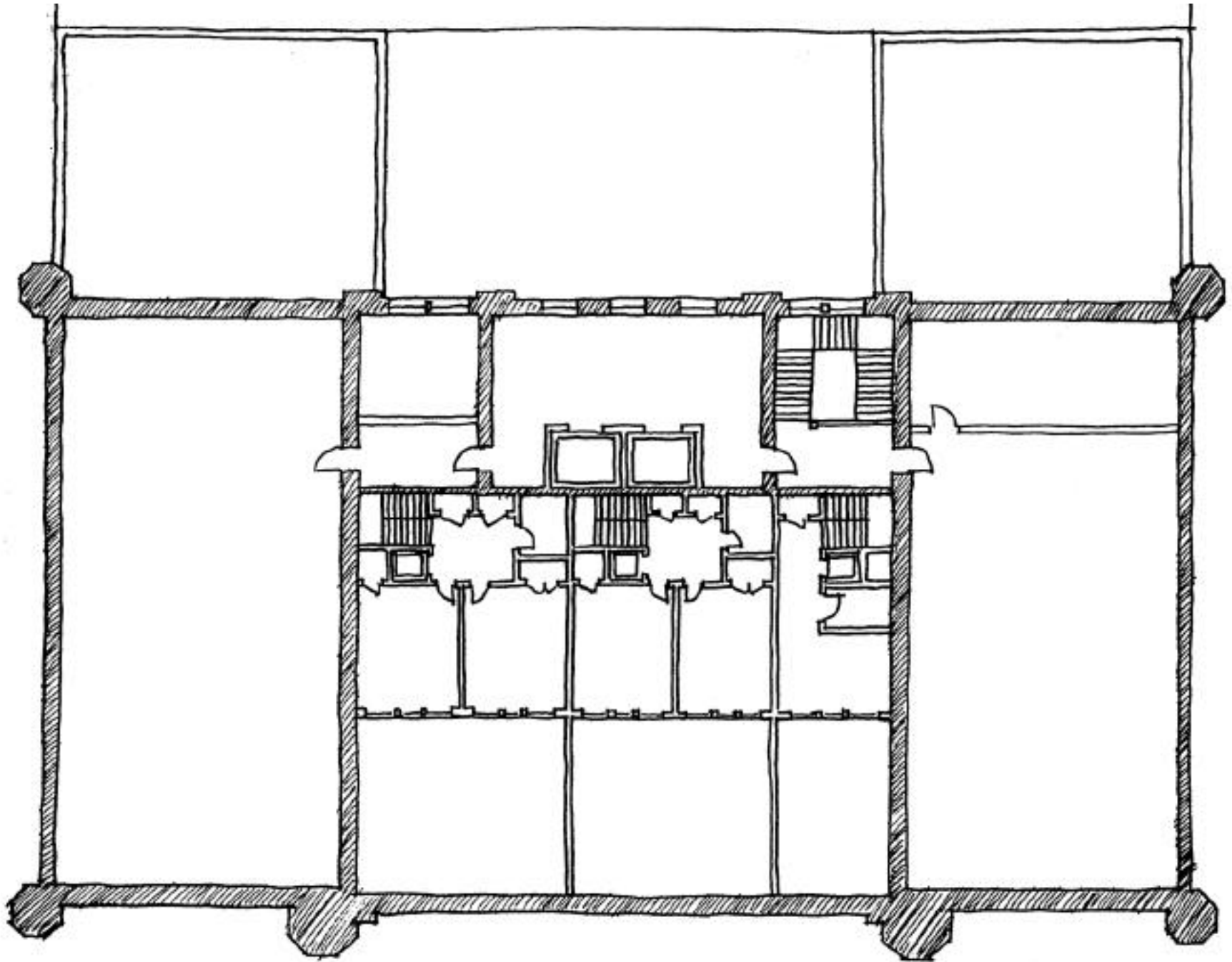
FRANKLIN SCHOOL
SECOND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

RESIDENTIAL USE

FRANKLIN SCHOOL
THIRD FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

RESIDENTIAL USE

FRANKLIN SCHOOL
FOURTH FLOOR

PRESERVATION CONCERNS OF EACH USE

CULTURAL/EDUCATIONAL USE

Advantages	<p>Use most similar to original use.</p> <p>Depending on user, impact on building could be minimal. All or most individual room layouts could be preserved.</p> <p>Great Hall could most easily be preserved as a single volume of space and ideally restored to its original height and decorative scheme.</p> <p>Placement of some or all modern building facilities (elevators, stairs, restrooms, etc.) in rear yard could reduce impact of these components on historic building.</p>
Disadvantages	<p>If new construction extends into rear yard, total building could exceed code maximum of 14,000 sq ft per floor. Utilizing Area Modification, due to street frontage and a sprinkled building, should eliminate this issue.</p> <p>If new construction extends into rear yard, adjacent neighbor (1200 K Street) will lose windows and view into this area.</p>

OFFICE USE

Advantages	<p>Depending on user, impact on building could be minimal. All or most individual room layouts could be preserved.</p> <p>Placement of some or all modern building facilities (elevators, stairs, restrooms, etc.) in rear yard could reduce impact of these components on historic building.</p>
Disadvantages	<p>If Great Hall not desired as a single volume, an additional partial floor might be inserted, reducing the significance of the Great Hall.</p> <p>If new construction extends into rear yard, adjacent neighbor (1200 K Street) will lose windows and view into this area.</p>

HOTEL USE

Advantages	Great Hall could be become a restaurant or other public function space. It could be preserved as a single volume of space and ideally restored to its original height and decorative scheme.
Disadvantages	<p>Minimal 32 to 40 guest room schemes may not be sufficient for many hotel operators.</p> <p>Compartmentalization of the building into numerous guest rooms will eliminate opportunity for a visitor to view the many different areas of the building that once served different educational uses (classroom layout, etc.).</p> <p>Each guest room's individual mechanical and plumbing systems will jeopardize more extant building finishes than Cultural/Educational or Office uses.</p> <p>If new construction extends into rear yard, adjacent neighbor (1200 K Street) will lose windows and view into this area.</p>

RESIDENTIAL USE

Advantages	
Disadvantages	<p>Compartmentalization of the building into numerous residential units will eliminate opportunity for a visitor to view the many different areas of the building that once served different educational uses.</p> <p>Each residential unit's individual mechanical and plumbing systems will jeopardize more extant building finishes than Cultural/Educational or Office uses.</p> <p>Great Hall will probably need to be divided horizontally and vertically into multiple residential units.</p> <p>If new construction extends into rear yard, adjacent neighbor (1200 K Street) will lose windows and view into this area.</p>

ELEMENTS WORTHY OF PRESERVATION

The following historic character-defining features are to be retained in any adaptive reuse of the Franklin School:

- The building's restored exterior, including masonry walls, windows, doors, roofs, flashing, dormers, existing colors, and the various iron decorative elements including window hoods, fences embellished with distinctive eagle and star, roof cresting and lightning rods / weathervanes;
- Structural system including exterior bearing walls, four interior masonry bearing walls, fire resistant stairs, and wood-framed classroom floors;
- Great Hall which can be visualized as a single volume of space;
- Two Grand Stairs, open to interior corridors (if possible), with windows admitting daylight at stair landings;
- The size, configuration, proportion, and relationship of original classrooms, Great Hall, Recitation Room, and stair halls to corridors and cloak rooms, together with significant vistas from one area to another;
- Large amount of extant original interior building material includes:
 - cast iron columns, transoms, balustrades, and decorative heating and ventilating grilles;
 - grained baseboards, blackboard moldings, doors, transoms, and door and window molding;
 - oiled southern yellow pine wainscot, chair rail, and picture moldings;
 - original floor materials including marble, ceramic tile and variable width southern yellow pine flooring;
 - original walnut balustrade hand rails;
 - Great Hall wall frescos;
 - obscure door glass should also be retained if possible;
 - white china and decorative brass doorknobs and other original door hardware;
 - original rim locksets;
 - plaster cornices and walls where possible.

RECOMMENDATIONS FOR MOST APPROPRIATE USE

Franklin School deserves a new life that complements its noble history. **A cultural or educational use that can respect and enhance the architectural significance of the building is most appropriate** for the following reasons:

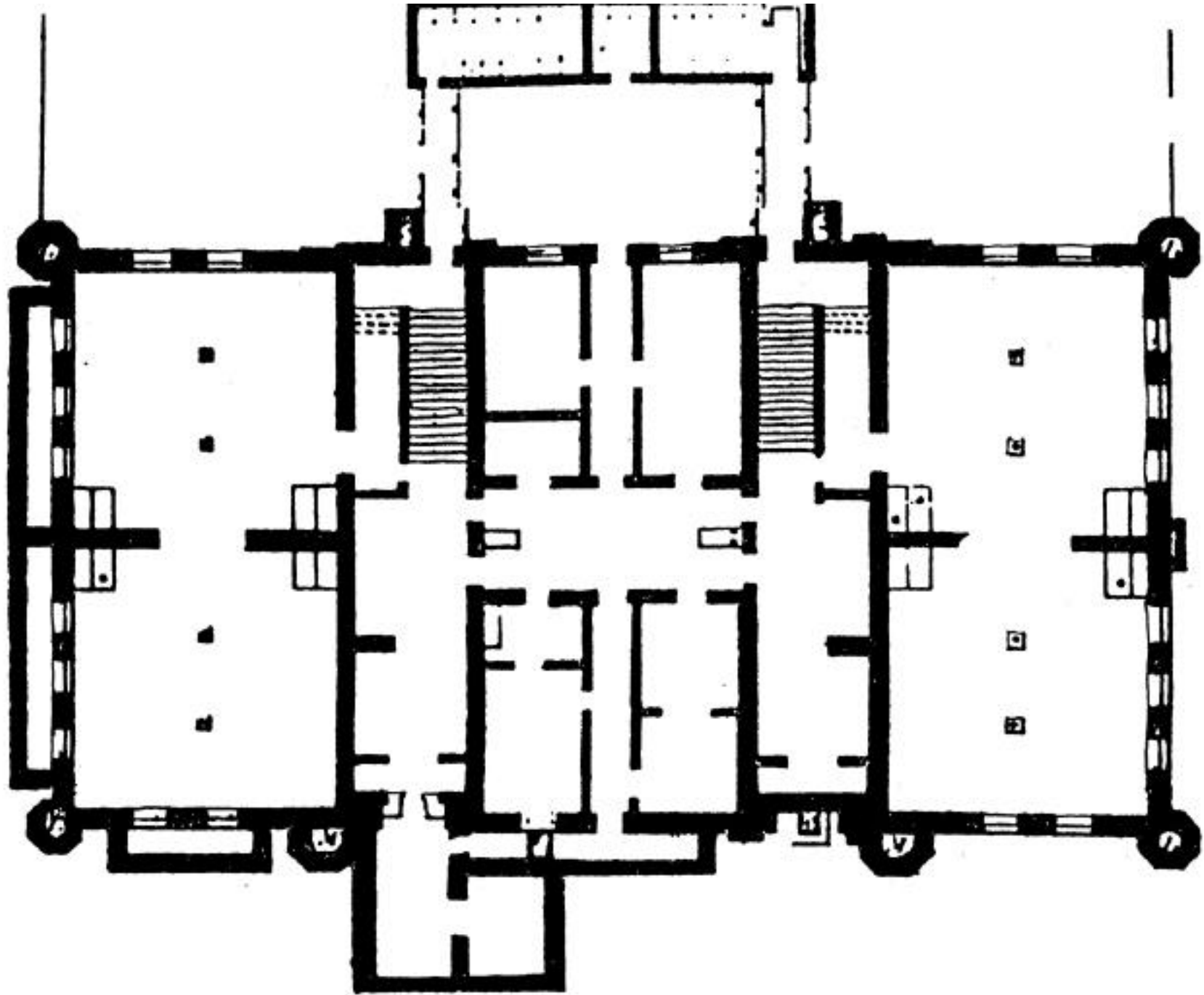
The use is most similar to the school's original use and will allow many of the spaces to be accessible to the public at various times.

The Great Hall could be most easily preserved as a single volume of space and ideally restored to its original height and decorative scheme.

A large quantity of original interior building material is present and significant documentation is available of how the building looked in the late 19th century.

Placement of some or all modern building facilities (elevators, stairs, restrooms, etc..) outside of the historic school, in the rear yard, could reduce the impact of these components on the historic building and allow a more accurate restoration of the building interior.

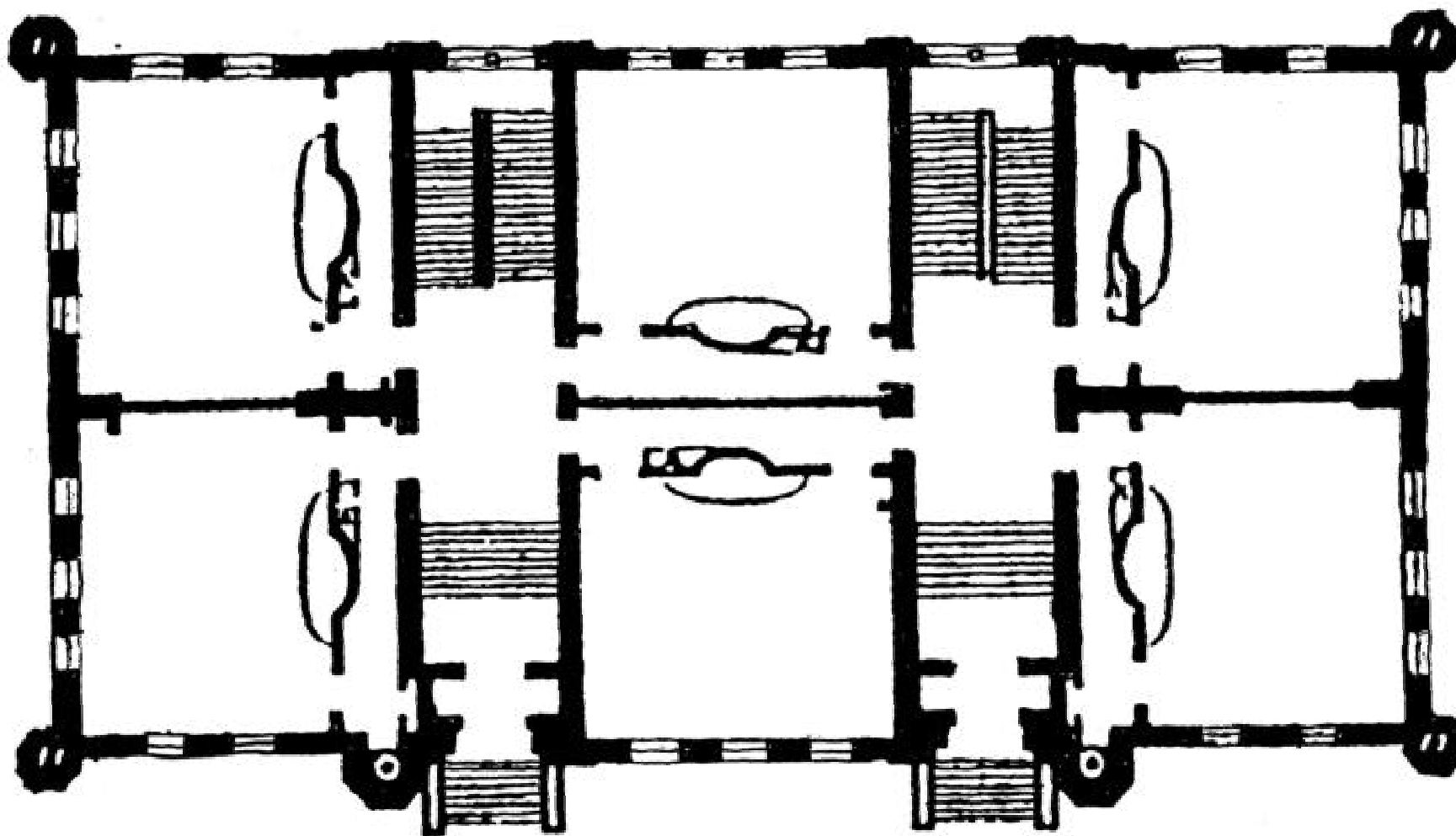
Another important issue is whether the building is developed by the City, leased or sold. Because of the significance of the Franklin School, we strongly recommend that the property not be sold. Instead it should be developed by the City for an appropriate use, or leased to a group who will be responsible stewards for this urban treasure.



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

ORIGINAL FLOOR PLAN

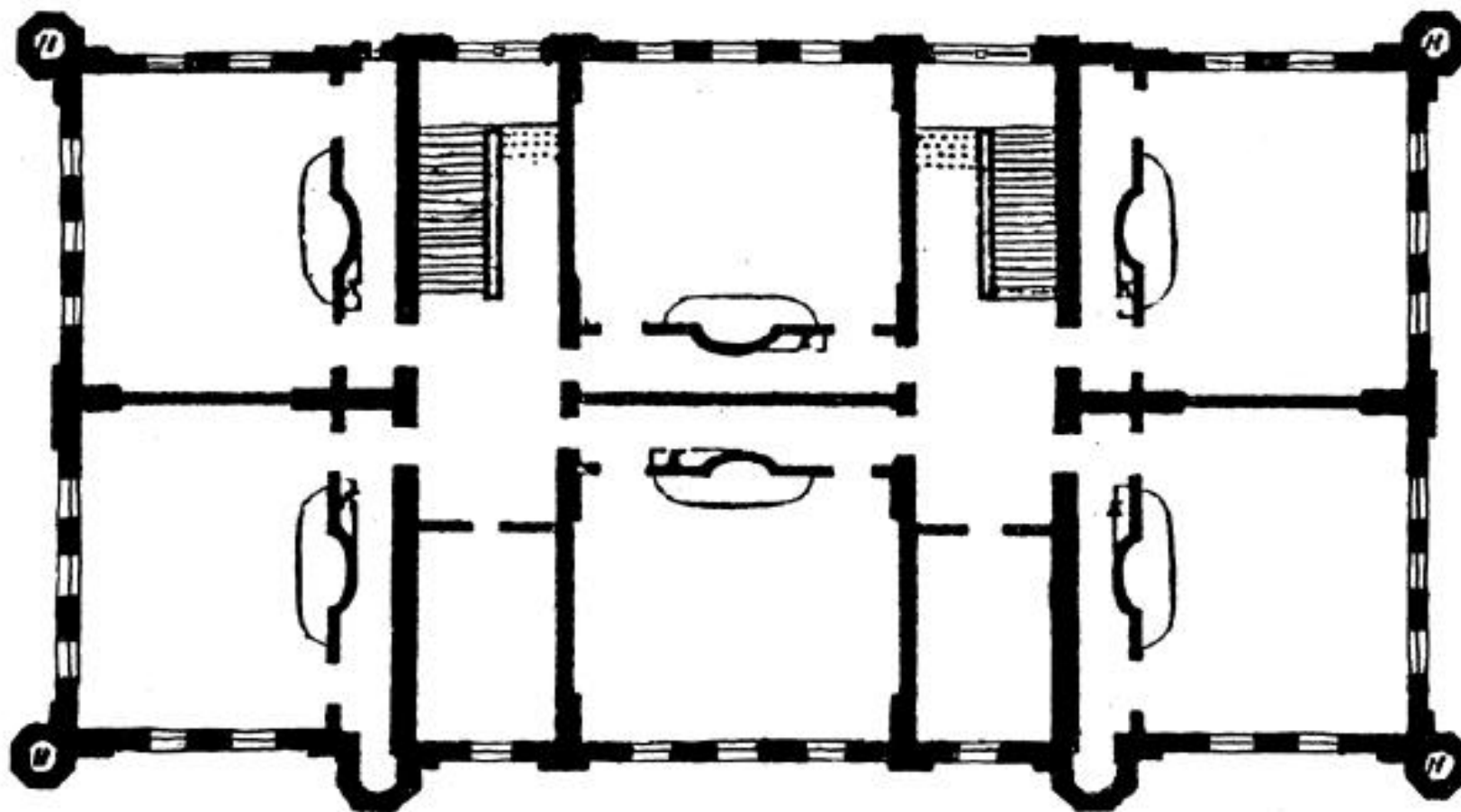
FRANKLIN SCHOOL
GROUND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

ORIGINAL FLOOR PLAN

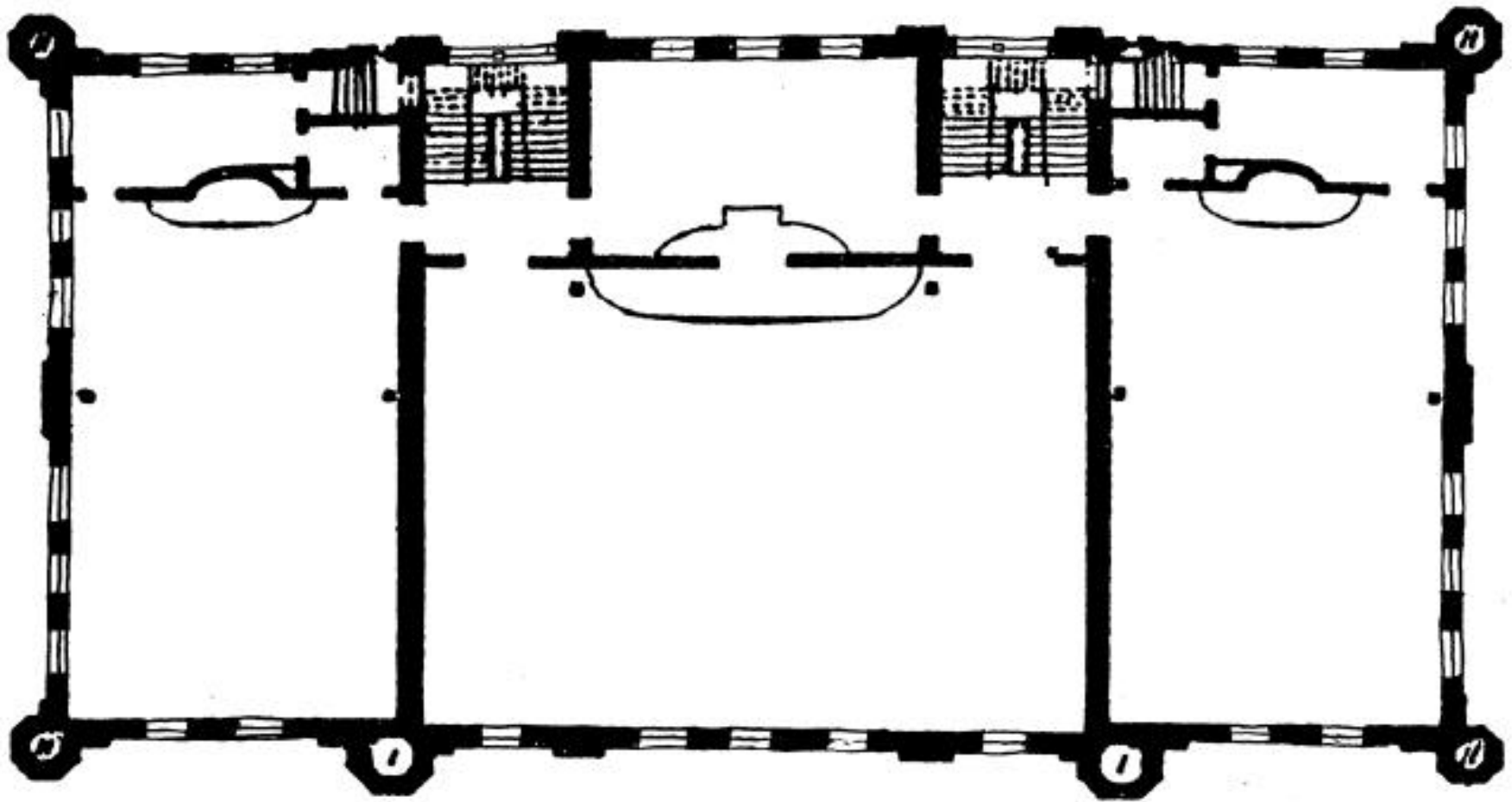
FRANKLIN SCHOOL
FIRST FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

ORIGINAL FLOOR PLAN

FRANKLIN SCHOOL
SECOND FLOOR



FETTERMAN ASSOCIATES, PC
APRIL 12, 2002

ORIGINAL FLOOR PLAN

FRANKLIN SCHOOL
THIRD FLOOR

DE-DESIGNATION OF A NATIONAL HISTORIC LANDMARK

In response to your query regarding potential de-designation of Franklin School as a National Historic Landmark listed in the National Register of Historic Places, see Federal Regulation 36 CFR Part 65.9 (withdrawal of National Historic Landmark designation). The regulations list four reasons to de-designate:

The property has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed, or such qualities were lost subsequent to nomination, but before designation;

additional information shows conclusively that the property does not possess sufficient significance to meet the National Historic Landmark criteria;

professional error in the designation; or

prejudicial procedural error in the designation process.

While an owner may request to have a property designated, only the Secretary of the Interior, acting through a public hearing process, has the power to de-designate. At the present time there are no grounds for de-designating the property, since none of the four reasons for this action apply to the Franklin School.

Sanctions protecting the historic integrity of Franklin School must be included as part of any sales agreement. The location of this property in The Downtown Urban Renewal Area and its recognition by the National Capital Planning Commission (NCPC) as a significant component of their plan for this area recognizes and restricts its sale as a federal action which must comply with Section 106, as amended of the National Historic Preservation Act of 1966, and which must be approved by the NCPC.

Because of the above, it appears that de-designation may not be anticipated as part of, or in advance of, any building renovation and therefore would not be a component of a marketing package.